

Planning Committee Report	
Planning Ref:	PL/2023/0000654/FULM
Site:	Progress House, Westwood Way
Ward:	Westwood
Proposal:	Demolition of existing office building and erection of new building comprising student accommodation (Use Class Sui Generis) and commercial, business and service accommodation (Use Class E), amenity spaces, car parking, landscaping, and associated works.
Case Officer:	Jo Orton

SUMMARY

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

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

BACKGROUND

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

KEY FACTS

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

RECOMMENDATION

Planning Committee are recommended to delegate the grant of planning permission to the Strategic Lead for Planning subject to conditions and the completion of a S106 Legal Agreement to secure the contributions summarised in this report.

SITE DESCRIPTION

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

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

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

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

APPLICATION PROPOSAL

This application seeks full planning permission for the re-development of the site to provide Purpose-Built Student Accommodation (PBSA) and commercial unit with associated parking and infrastructure. The proposed development includes communal recreation areas, cinema, study rooms, fitness, and dinner party areas.

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

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

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

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

Following the withdrawal of planning application FM/2022/3146, the current application is supported by additional information in order to supplement and attempt to justify the proposals further. The additional information submitted in support of the application includes the following documents:

1. Updated Student Demand Study, which utilising the 2021/22 data, that was published in January 2023.
2. Updated Planning Statement, dated March 2023, this has been revised to reflect the resubmission and providing additional analysis; and
3. Additional imagery demonstrating the relationship of the proposed development to its surroundings.

PLANNING HISTORY

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

Application Number	Description of Development	Decision and Date
L/1989/0033	Offices warehouses, and print accommodation.	Approved 15 th February 1989
L/1989/2305	Offices, warehouses, and print accommodation (Discharge of Condition 2 – Landscaping)	Approved 17 th January 1990
L/1990/0561	Erection of cycle canopy.	Approved 14 th June 1999
L/1995/1014	Rear single storey extension to kitchen/store and dining area, extension of rear garage and the creation of 20 additional parking spaces.	Approved 25 th October 1995
L/1997/0051	Tow storey extension to existing office buildings.	Approved 25 th July 1997
R/2002/0068	Conversion of printing area into two storey office development, associated external alterations, provision of car parking and erection of electricity sub-station.	Approved 24 th July 2002
R/2002/0858	Conversion of printing area into two storey office development, associated external alterations, provision of car parking and erection of electricity sub-station.	Withdrawn 27 th March 2002
R/2002/1641	Submission of amended details involving elevational changes to the electricity sub-station to planning permission reference 41992/D granted on 24 July 2002 for conversion of printing area into two storey office development, associated external alterations, provision of car	Approved 7 th August 2002

	parking and erection of electricity sub-station.	
R/2004/1221	Single storey extensions and alterations to kitchen and restaurant.	Approved 14 th July 2004
R/2004/2265	Installation of fixed and freestanding security cameras.	Approved 28 th January 2005
LDC/2022/0690	Certificate of proposed change of use of warehouse to meeting rooms and installation of mezzanine floor for exhibition purposes and associated elevational alterations.	Approved 29 th June 2011
FM/2022/3146	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.	Withdrawn 22 nd March 2023

POLICY

National Policy Guidance

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

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

Local Policy Guidance

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

Policy DS3: Sustainable Development

Policy DS4 (a): General Masterplan Principles

Policy HW1: Health Impact Assessments

Policy JE3: Non-Employment Uses on Employment Land

Policy JE4: Location of Office Development

Policy H3: Provision of New Housing

Policy H10: Student Accommodation

Policy R4: Out of Centre Proposals

Policy CO2: Re-Use of or Redevelopment of Facilities

Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

Policy GE4: Tree Protection

Policy DE1: Ensuring High Quality Design

Policy AC1: Accessible Transport Network
Policy AC2: Road Network
Policy AC3: Demand Management
Policy AC4: Walking and Cycling
Policy EM2: Building Standards
Policy EM4: Flood Risk Management
Policy EM5: Sustainable Drainage Systems (SuDS)
Policy EM6: Redevelopment of Previously Developed Land
Policy EM7: Air Quality
Policy EM8: Waste Management
Policy EM9: Safeguarding Mineral Resources
Policy IM1: Developer Contributions for Infrastructure

Supplementary Planning Guidance/ Documents (SPG/ SPD):

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

CONSULTATION RESPONSES

Statutory Consultation Responses

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

Non-Statutory Consultation Responses

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

- HSE – No objection.

Neighbour Consultation

The planning application has been consulted in full accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015. In regard to prior engagement in advance of the submission of a Planning Application within the Localism Act and Planning Act there is only a mandatory requirement for a Statement of Community Involvement where there is a Local Development Order in place, (which Coventry City Council do not have) or where the proposal is for Wind Turbines; in all other cases it is considered to be good practice however is unfortunately not mandatory on all other applications.

In terms of preapplication consultation the Statement of Community Involvement reflects the NPPF in that “applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive, and effective engagement with the community should be looked on more favourably than those that cannot.”

In addition, the Council’s Statement of Community Involvement states that in accordance with Government standards, major planning applications are required to be publicised by the display of a site notice or letters written to adjoining owners/occupiers of land, and by placing an advertisement in the local newspaper. All three of these processes have been carried out, including consultation with local councillors, with a site notice being displayed, a press notice being published on 27th April and letters being sent to all residents in the residential development to the rear of Westwood Way.

Neighbours notified and 86 letters of objection have been received raising the following:

1. The proposal is in an inappropriate location and an unacceptable size and scale of proposed building in close proximity to a residential area.
2. This appears to be a land grabbing exercise with no guarantee what the use will be once changed and a new purpose in place.
3. The renting of spare rooms to students brings in extra income essential to support normal life private letting is required to assist people’s livelihoods.
4. Private people can’t build from 2 – 6 storeys why should it be allowed for commercial properties can we follow this precedent.
5. The PBSA should replace the big, empty and ugly buildings within Coventry rather than demolishing a nice-looking building.
6. Allowing students makes the area unsafe in an area which used to feel safe walking.
7. There have been no substantial changes with the application other than the supply of additional visual imagery and tweaks to their management plan.
8. Policy H10 of the Local Plan has not been fully considered, with supporting documents WHRA PBSA Article 4 and Progress House Impact on the Area demonstrating detrimental impacts to both the residential areas and the business park.
9. Coventry City Councils own consultation on HMO’s and Article 4 assessed the need to prevent the overwhelming areas with HMO accommodation.
10. Westwood Heath area is one of the best and respected residential areas in Coventry with open fields to the south side of Westwood Heath Road and small

woodland on the back to separate the residential properties from the business park.

11. The former use of the building worked well with residents as after working hours the residential area is in peace and not affected by human and machine noises generated.
12. The proposals will decrease community cohesion especially as local residents have already experienced such plight with the nearby student accommodation.
13. With the economic downturn businesses have left the park and rather than improve the facilities to bring facilities back it has been changed to PBSA.
14. A well-balanced plan should be put in place that would benefit local residents as a result of reduction in supply of employment land and small business opportunities.
15. Coventry City Council own the land the business park is on and will benefit financially from the granting of planning permission. This should be determined by an independent government body in light of the major change to the area.
16. Diversity is needed within the area without the reliance of UoW.
17. It cannot be claimed that the building is similar to other student buildings already built as these are on the opposite side of the road and have less impact on the local residents.
18. The existing buildings to the south side of Westwood Way are all two storeys and the proposal would dwarf nearby buildings, the claim of other PBSA in place does not reflect the true nature, there are none near residential accommodation.
19. The Student Demand Analysis whilst updated does not take into account relationship to multiple campus locations, remote students, mix of student types with UoW claiming most require studio accommodation for partners and small families.
20. Policy JE4 has not been assessed appropriately as this only relates to new office development and not to existing offices being re-let to different tenants. If it was interpreted in this way all offices would have to move to the city centre.
21. The business park is in demise and the UoW is taking advantage of their land and position with no respect for the local private housing residents.
22. Residents deserve a Council Tax exemption as we will be living in the middle of a University Campus surrounding by students.
23. When international student numbers drop these buildings will end up empty and boarded up eyesores.
24. The community already has to suffer from the fact that student accommodation can accommodate over a thousand students from UoW the new building will make matters worse.
25. Even if some students walk and use public transport the majority use Uber vehicles which are parked on the road in front of buildings waiting for orders.
26. UoW have almost 40% share of international students which occupies this type of development this greed for money and short-sighted policy should not justify the build.
27. As a growing City Coventry requires job opportunities and permanent employment to generate income for families and individuals living in the city and surrounding villages.
28. Erection of student accommodation does not align with the above or Government Policies for growth.
29. Why is this application even being considered in the first place when it affects the residents and their properties.

30. Student accommodation in a business park will not encourage new investors into the area.
31. The land should be retained to safeguard employment uses within this location and assist with economic activity and the provision of new jobs.
32. Whilst the Universities play an important role in the growth and development of Coventry the supply of PBSA must be proportionate and prioritised in areas attractive to students which a business park in a residential area is not.
33. Another housing development is planned south of Westwood Heath Road which plans a relief road to the A46 which will improve access to the business park along with its prospect.
34. Students are a transient population who contribute little to the residential community.
35. Land designated as a business park should not be used for student accommodation and the new building will not enhance the previously well-planned business park.
36. The demolition and construction of new accommodation will create considerable quantities of greenhouse gases. The proposals are completely against the intent and criteria of PAS 2080:223 which sets down a framework for achieving carbon reduction targets.
37. Coventry City Council supports carbon reduction targets, but the proposed plans fail to give any credence to the current stated initiatives.
38. The Institution of Structural Engineers is a strong advocate for retaining existing buildings which the current proposals go against these principles through the demolition and rebuild.
39. The large grassy area proposed to the rear of the building next to the trees separating the proposal from the houses will inevitably become an area for students to congregate and disturb residents well into the night.
40. The proposal will result in a loss of jobs and revenue for the City Council which will inevitably relocate to Birmingham.
41. Overseas students do not return home during holiday times meaning the issues will be experienced 365 days a year.
42. Business premises operate 9am – 5pm, with office staff still working remotely two or three days a week, therefore having little impact on the local environment.
43. Students occupy the accommodation 24 hours a day and would have a different impact on the area with comings and goings at all times including noisy parties.
44. The UoW should concentrate on increasing its standards in education before increasing its students.
45. The site section plan shows how imposing the building is with the applicants not submitting the true facts of just how visible and imposing this building will be to local residents.
46. The development will decrease the quality of life for residents and negatively affects their mental health.
47. The surge in student population affects the health of residents in the locality in terms of disease for example covid and a reduction in the effectiveness of healthcare providers.
48. The number of students living within the area reduces the opportunities afforded to local residents regarding shopping and leisure activities carried out.
49. This application is a waste of taxpayers' money with the application being resubmitted so quickly after it was withdrawn and resubmitted a few weeks later with no changes made.

50. Living on Highgrove adjacent to Westwood Heath and having gardens facing Westwood Heath Road is like living on a motorway with all the traffic from cars, lorries and trucks.
51. Windows have to remain closed, and gardens cannot be utilised due to high traffic, noise, pollution and fumes, children cannot sit and play in gardens.
52. The applicants have made no attempt to inform local residents of the submission of their new planning application and have taken no notice to the consultation process.
53. The proposal to include a retail, food and beverage flexible commercial unit cannot be justified as this will also increase the noise, traffic and litter issues.
54. The area was previously good residential properties near the Green Belt which is now saturated with students.
55. Despite UoW saying that students are not allowed to have cars the area already suffers from student parking with this scheme only making it worse.
56. The area already has multiple PBSA locally with this addition will do nothing for the local residential population and will not enhance the local community.
57. Developers have made no attempt to make the proposal palatable to residents who have to live in the area longer than the students will.
58. The proposal is out of keeping with the surrounding area and a visual intrusion on existing residential dwellings this is particularly the case to the south of Westwood Way.
59. The properties are disturbingly close to residential dwellings and shows a lack of respect from the Local Authority.
60. How will the loss of office accommodation be replaced within Coventry.
61. No consideration has been made to the natural environment in particular the nesting bird flocks which currently use the building.
62. Within the Local City Plan there are limits on the quantity of multi occupancy buildings which can be developed. The huge increase experienced and the capacity available means the limit has been reached.
63. No consideration is made to what will be paid to the Council under a S106 Agreement with no provision for the increase in medical services in the area to accommodate students.
64. The additional PBSA would result in a loss of privacy currently enjoyed by neighbouring properties.
65. The traffic capacity is sufficient to enter and exit the site however there is insufficient parking on and off the site to accommodate the 544 students.
66. The existing building could be utilised by many other uses such as a conversion to a care home, nursery, or local medical centre to name but a few.
67. The total number of bedspace capacity within all student accommodation both planned and already developed is in excess of 2600 bedspaces including this proposal.
68. Students enjoy a lively and active nightlife especially on Friday evenings, weekends and during various times of the academic term.
69. It is completely unacceptable that the previous planning application was withdrawn then almost immediately resubmitted, and the previous comments and objections were not carried forward automatically.
70. Increase drug abuse and crime with the use of marijuana, speed and amphetamines where there is use there is demand, supply and invariably the introduction of criminal behaviour.

71. The proposal would influence the natural light currently enjoyed by neighbouring properties.
72. What will the future use be of the site if the projected student demand does not materialise.
73. The Local Authority should not be anti HMO Accommodation who are your local member of public making a living and supplying services unlike national developers and shareholders.
74. This development is purely being considered as a money-making scheme as there is no shortage of private rentals or PBSA within the City.
75. These should be used first especially with the direct buses from the City Centre to the UoW.
76. The proposal will result in a high impact to local infrastructure.
77. The application is a contradiction in that residential accommodation is sought on a business park where will the business locate in Coventry if they are taken over by UoW.
78. UoW have more than enough land and existing accommodation block that they could demolish to rebuild to 6 levels to provide increased accommodation needs on campus.
79. The Westwood Way and public footpath has only become an established residential route since businesses were demolished in place of student accommodation.
80. The proposal is an example of overcrowding with disproportionate student numbers to a decreasing residential community.
81. This area is becoming unsafe for pedestrians on footpaths due to the number of cyclists who ride on the existing footpaths.
82. When the initial blocks were built it was on the understanding that a dedicated cycle lane would be installed however some three years later this has not been provided.
83. This is a clear requirement especially if the use of the e-scooter is to be extended within this development as this would make the pedestrian footpath more unsafe.
84. This is becoming more dangerous on the roads with the number of students riding without any appropriate lighting or reflective clothing. Despite this the UoW, Community Safety teams have been unable to address this.
85. Allowing student accommodation to the south of Westwood Way will see PBSA expand further into the Business Park exacerbating the problems faced by residents.
86. It is acknowledged that post covid there is no longer the need for such large office spaces however student accommodation is not the best way to re-develop the area.
87. The two new accommodation blocks at the Roost still have availability for this academic year suggesting they are not oversubscribed, and the additional space is not warranted.
88. With students studying more remotely post covid what is the business case for the additional requirement in accommodation.
89. New housing estate on Westwood Heath Road impacting house prices and creating additional disruption alongside increased traffic for HS2.
90. Significant amounts in Council Tax is paid by residents with few amenities to show for this, incoming students will contribute nothing to the local area in terms of Council Tax.

91. The proposal will have an adverse impact on noise levels with the footpath in the court already being used more as a thoroughfare in what used to be a quiet residential area.
92. The existing buildings disturb residents through light pollution, loud music being played, increased rubbish within the roadways, fireworks being let off throughout the year.
93. This area is also becoming a meeting place for many people in cars which are parked along Westwood Way.
94. Details need to be submitted as to how this will be managed as this is not the case with the existing accommodation block within Westwood Way.
95. The trees and hedgerows which backs on to house has recently been chopped down, which provided a good natural boundary, this needs to be replaced with some tall evergreens, to provide soundproofing, security and blocking the view.
96. The inclusion of a convenience store within the development is a welcomed addition.

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

1. Councillor Masih – The principle of development is unacceptable and unjustified as it constitutes an oversupply of student rooms within the Westwood Business Park and an inappropriate setting for such accommodation – Containing 495 Signatures
2. Councillor Jobbar – The proposal would result in a severe impact on the neighbouring residential area – Containing 500 Signatures
3. Councillor Lapsa – Noise/Disturbance and an increase in Anti-Social Behaviour – Containing 493 Signatures

Any further comments received will be reported within late representations.

APPRAISAL

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

1. Principal of Development
2. Impact on Visual Amenity
3. Impact on Residential Amenity
4. Highway Safety
5. Green Space and Parks
6. Drainage and Flooding
7. Ecology and Biodiversity
8. Tree Protection
9. Archaeology
10. Design Out Crime
11. Planning Obligations
12. Heads of Terms
13. Other Matters
14. Equality Implications
15. Planning Balance

1 Principal of Development

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

Loss of Employment Use

- 1.2 Policy JE3 of the Local Plan states that proposals for the redevelopment of employment land will not be supported unless it can be demonstrated, through meeting the criterion set out within the Local Plan, that the use can no longer be met in the current location.
- 1.3 The provision of purpose-built facilities would result in the loss of the office facilities historically provided within the locality as such would have triggered Policy JE3 and the requirement to demonstrate that the use can no longer be met. Whilst it is confirmed that the site is an existing purpose-built business park, this use is now classified as Use Class E(gi), following changes under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, rather than the former Use Class B1 classification. In this context the use of the site is not considered to be a loss of employment land as set out in Policy JE3 and therefore does not trigger the requirements of Policy JE3. Furthermore, Policy JE4 of the Local Plan which specifically relates to new office development highlights the preference for office development to be located within Coventry City Centre as opposed to out of centre locations.
- 1.4 Whilst Progress House is currently occupied by OCR who employ between 20 and 40 people, the applicants have confirmed that the occupiers of the premises will be relocating to a more suitable premises within the City Centre. This relocation would be supportive by the Local Planning Authority in that it would meet with the policy requirements of the Local Plan and would also see the retention of an existing Coventry employer remain within the City. A consultation was carried out with colleagues within Economic Development Services who have confirmed that the justification provided for the site undergoing redevelopment is acceptable and a viable plan. The support being offered to existing tenants to be relocated is welcomed with other locations being available to meet the demand within the office market. As such it has been confirmed that there are no objections to the proposal.
- 1.5 The proposals involve the creation of a small unit/s for commercial, business and services (Use Class E) which benefits from a gross internal area of 408.4sqm. Policy R4 of the Coventry Local Plan states that retail and other Main Town Centre Uses, such as the proposed use, will not be permitted in out-of-centre locations unless they satisfy an appropriate Sequential Assessment. A sequential assessment has been submitted with the application which addresses the requirements of Policy R4.
- 1.6 The sequential test which has been submitted in support of this planning application concludes that there are no 'suitable' and 'available' sites within or on

the edge of nearby designated centres, namely Charter Avenue Local Centre and Cannon Park Major District Centre, that could realistically accommodate the scale and form of development for which planning permission is sought, even demonstrating significant flexibility. It has been confirmed by colleagues within Planning Strategy that there is evidence for this conclusion when taking into account the localised need the development is intending to serve, as well as the benefits of commercial floorspace, including an activated ground floor frontage

- 1.7 The principle of student accommodation within the vicinity of the application site has already been established through the granting and development of other planning permissions including those most notably being carried out adjacent to the application site. As such it is the considered opinion of officers that subject to all planning matters being appropriately addressed the principle of development can be achieved within this location.

Principle of Residential

- 1.8 Policy H3 of the Local Plan states that new developments must provide a high-quality residential environment which assists in delivering urban regeneration or creating sustainable communities and which overall enhances the built environment. A suitable residential environment includes safe and appropriate access, adequate amenity space and parking provision and be safe from pollution.
- 1.9 In order to satisfy the requirements of Policy H3 the site must comply with the following criterion:
- Within 2km radius of local medical services – The site is located within 2.2km of Forest Medical Centre.
 - Within 1.5km of a designated centre – Charter Avenue Designated Centre is 1.2km away from the site with Cannon Park Shopping Centre is 2.2km away.
 - Within 1km radius of a primary school – Charter Primary School is within 1km of the site.
 - Within 1km of indoor and outdoor sports facilities – The site is located within 1.4km of The Place, Westwood Heath Road
 - Within 400m of a bus stop – The nearest bus stop is within 200m of the one on Longwood Close and Torwood Close.
 - Within 400m of publicly accessible green space – The application site is within 800m of Park Wood and Ten Shilling Wood.
- 1.10 Furthermore, Policy H10 states that purpose-built student accommodation and conversions of residential and non-residential properties into student accommodation will be encouraged where:
- It is directly accessible from the universities.
 - Such development can play a part in the regeneration of immediate neighbourhoods without disadvantage to local services.
 - It will not materially harm the amenities of occupiers of nearby properties; and
 - It will reflect and support or enhance the character and appearance of the area.

- 1.11 The application site is located within one mile of the University of Warwick Campus and offers transport and pedestrian links to the wider university and city. The proposed student accommodation is also located within close proximity to sports, retail, leisure and natural assets. Other matters relating to the impact on the amenities of occupiers of nearby properties and whether the proposal will reflect, support or enhance the character and appearance of the area will be assessed as appropriate within the officer report.
- 1.12 Furthermore the Local Authority are in the process of introducing an Article 4 Direction removing permitted development rights from housing within a large number of wards within the City including Westwood Ward, therefore restricting the use of dwelling houses as Houses In Multiple Occupation without the need to apply for planning permission. This aims to ensure that existing housing stock can be maintained as family homes and therefore introduces the need for more appropriate accommodation for students and frees residential back into a single dwelling.
- 1.13 The applicants have submitted a Student Demand Report in support of the application which identifies that there are a limited number of purpose-built accommodations within close proximity of Warwick University, leaving students to find accommodation in neighbouring areas of Coventry City Centre and Leamington Spa. In addition to high levels of growth in student numbers, demand for accommodation is also driven by an increasing preference to live in communal establishments, attractive all-inclusive rents in the current climate of rising living costs, and a reduction in the pool of alternative HMO rental options in the Private Rental Sector.
- 1.14 The report confirms that 14,258 of full-time students are currently unable to access PBSA, highlighting an acute shortage of supply for students studying at Warwick University and the need for more accommodation in sustainable and core locations close to campus. The report goes on to say that this is even more notable when considering full time international and post graduate students, who actively seek PBSA, of which 82% (13,789 students) are unable to access private sector PBSA close to campus.
- 1.15 The report concludes that the existing supply of PBSA serving the University of Warwick is limited to just six schemes, of which only three are within one mile of the University campus and offer studio rooms. Alongside affordability, location is also considered to be a priority for students choosing their accommodation and for the international and post graduate cohorts, studio rooms are also identified as being an important option.
- 1.16 The delivery of new PBSA beds is not keeping up with the growth in student numbers, creating an increasingly acute shortage of supply. There are only two schemes with approval to develop a total of 1,538 bedspaces opposite the proposed site; and a further 1,000 beds with outline approval under university ownership, but it is not clear whether these will actually be built. These additional beds do not however satisfy the current and increasing shortfall in PBSA serving the University of Warwick.

- 1.17 It is therefore concluded that there is a need for more PBSA schemes within close proximity to Warwick University, and a lack of schemes in the development pipeline. The application site is located just 0.7 miles from campus the proposed scheme is in a prime location to help address the shortfall and help create a key cluster of PBSA close to the University campus. The proposal development would deliver a further 544 beds, of which 244 would be studios allowing for students to let with their partners.
- 1.18 It is therefore considered that the application is in accordance with Policy DS3, JE3, JE4, H3 and H10 of the Local Plan.

2 Impact on Visual Amenity

- 2.1 Policy DE1 of the Local Plan states that development should respect the local character and street scene of the area and seeks a high-quality urban design and encourages guidance in the form of SPD. The Design Guidance for New Residential Development and householder Design Guide SPD's state that a) a minimum rear garden depth of 10 metres is required to ensure that adequate amenity space is provided for the dwellings, and b) the minimum 20m window to window separation distances are achieved and the SPD states a minimum of 12 metres is required between the rear of one property and the side, blank gable of another property.
- 2.2 Furthermore Paragraph 126 of the NPPF states the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 2.3 Paragraph 130 of the NPPF states planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 2.4 In addition to this, Policy H10 of the Local Plan states that new student accommodation must reflect and support or enhance the appearance and character of the area.

- 2.5 The proposed development has taken into consideration the locality in which it is situated which benefits from a variety of heights ranging from two to six stories, with a larger capacity to accommodate massing to the north of the site due to the non-residential units neighbouring the site within the business park. The proposal has been designed with this in mind with the tallest elements of the proposal to the north of the site with six stories providing the frontage which then scales down to three stories to the south of the site, ensuring that there will be no adverse impacts on neighbouring residential properties in the form of overbearing impact. Furthermore, the flat roof elements, which have been utilised with the building stepping down to the south, allows for the incorporation of brown and green roofing which will further enhance the outlook of the units to the top of the proposal. It is noted that whilst neighbouring units within the business park are two stories with a pitched roof, the separation distances between the units as well as the design, providing a stepped back top floor, alleviates any potential concerns of an abrupt change in scale being experienced within the streetscene.
- 2.6 The building does have a large footprint and the front elevation could be broken up to reduce the massing. Officers are currently discussing options to reduce the massing with the applicant. Any amendments to the front elevation will be reported as late items. Any such amendments are not considered to have any impact on surrounding neighbours that would require further re-consultation. In the event that further design proposals are not received the design and massing is, on balance, considered acceptable.
- 2.7 The layout has been well considered with the unit being located to the centre of the site, encompassing, and extending beyond the existing footprint, which provides a sufficient level of separation between the proposal the surrounding area with the residential units to the south being located 40 metres away. In addition to this the proposal retains and enhances the mature landscaping around the application site providing a soft buffer between the residential units and Business Park. The inclusion of an active frontage through the provision of a retail unit and ground floor residential communal activity is a welcomed addition to the proposal.
- 2.8 The inclusion of an outdoor shared amenity space within the centre of the site, results in an attractive feature within the development, which benefits from natural surveillance by the proposed units. The landscaping details submitted with the application relating to both internal and external boundaries of the site which will not only benefit residents of the application but also the wider area. As previously identified the landscaping proposed retains, enhances, and provides additional landscaping, the retention of the mature vegetation to the site provides a soft landscape led development from within the streetscene. The landscaping proposed within the development offers seasonal interest and variety which changes with the seasons and the incorporation of planting which encourages biodiversity. It is therefore considered appropriate to condition the landscaping to secure the quality proposed with appropriate planting (Condition 4).
- 2.9 This application is therefore considered to be in accordance with Policy DE1 and H10 of the Local Plan and Section 12 of the NPPF.

3 Impact on Residential Amenity

- 3.1 Policy DE1 of the Local Plan states that the impact and function of the development should be considered not just for the short term, but also for the lime time of the development.
- 3.2 Policy H10 also outlines that the changing face of student accommodation means that it now sits within a variety of use classes, therefore in terms of creating living environments specifically for students within existing residential provisions, the policy only relates to schemes that are occupied by more than 6 students.
- 3.3 In addition, Paragraph 130 (f) of the NPPF states that proposals should maintain a high standard of amenity for existing and future users.

Outside Residential Amenity

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

Proposed Residential Amenity

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

Existing Residential Amenity

- 3.8 The proposed development has an increase in height from three to six storeys, with the height increasing towards Westwood Way. The three-storey element would be sited between 12 metres and 22 metres off the common boundary which increases to 32 metres and 40 metres taking into consideration the land to the rear

of the application site which abuts the rear of neighbouring properties amenity spaces. The five-storey element would be sited between 40 metres and 47 metres away from the common boundary, whereas the six storeys would be sited between 62 metres and 69 metres from the common boundary. By virtue of the proposed layout of the development it is not considered that there will be any materially adverse impacts in terms of loss of light, overbearing impact and loss of privacy on nearby developments who are sited at least 30 metres away from the development, which is in excess of the separation distances recommended within the SPD.

- 3.9 In order to limit the impact on existing residential amenity, the premises are to be built on the existing footprint with significant landscape enhancements carried out to widen the buffer already provided by the vegetation strip and limit visibility. As part of this it has been confirmed that more evergreen vegetation will be planted to provide yearlong coverage as the site is currently open within winter months. This application therefore includes a condition to ensure this is carried out and maintained at the earliest point possible (Condition 4).

Noise, Land Contamination, and Air Quality

- 3.10 Policy H3 of the Local Plan states that a suitable residential environment will be safe from environmental pollutants such as land contamination, excessive noise and air quality issues.
- 3.11 The main source of noise and disturbance from the development, would be generated from the external amenity space which is located within the courtyard and provides screening by the proposed building. As such colleagues within Environmental Protection have been consulted on the development and they have confirmed that they have no objections to the proposal from an Air Quality, Noise or Land Contamination perspective subject to the inclusion of appropriate conditions (Condition 5 - 11).
- 3.12 In addition to this due to the flexible nature of the Class E use being able to accommodate a range of tenant types, it is considered that additional conditions should be incorporated into any recommendation for approval, in order to protect the amenities of existing and future occupiers of the site (Condition 12).
- 3.13 This application is therefore considered to be in accordance with Policy DE1, H3 and H10 of the Local Plan.

4 Highway Safety

- 4.1 Policy AC1 of the Local Plan states that development proposals which are expected to generate additional trips on the transport network should:

- a) Integrate with existing transport networks including roads, public transport and walking and cycling routes to promote access by a choice of transport modes.
 - b) Consider the transport and accessibility needs of everyone living, working or visiting the city.
 - c) Support the delivery of new and improved high quality local transport networks which are closely integrated into the built form.
 - d) Actively support the provision and integration of emerging and future intelligent mobility infrastructure.
- 4.2 Policy AC2 of the Local Plan states that new developments which are predicated to have a negative impact on the capacity and/or safety of the highway network should mitigate and manage the traffic growth which they are predicted to generate to ensure that they do not cause unacceptable levels of traffic congestion, highway safety problems and poor air quality. Highway mitigation and management measures should focus firstly on demand management measures, contained within Policy AC3, including the promotion of sustainable modes of travel, and secondly on the delivery of appropriate highway capacity interventions. Highway capacity interventions should be appropriate to the scale of development and expected impact and will be determined through the associated Transport Assessment.
- 4.3 Policy AC3 of the Local Plan acknowledges that the provision of car parking can influence occurrences of inappropriate on-street parking which can block access routes for emergency, refuse and delivery vehicles, block footways preventing access for pedestrians, reduce visibility at junctions and impact negatively on the street scene. Proposals for the provision of car parking associated with new development will be assessed on the basis of the parking standards contained within Appendix 5 of the Local Plan. The car parking standards also include requirements for the provision of electric car charging and cycle parking infrastructure.
- 4.4 Policy AC4 of the Local Plan states that development proposals should incorporate appropriate safe and convenient access to walking and cycling routes. Where these links do not exist, new and upgraded routes will be required and these must appropriately link into established networks to ensure that routes are continuous.
- 4.5 Policy H10 also states that for a development to be considered directly accessible to either university sites for new student accommodation should be situated within easy walking distance of the universities, or easily accessible by cycling or public transport. This will predominantly mean they are situated either within or adjacent to the city centre or the University of Warwick campus. This will reduce the reliance on car travel, encourage active travel, and reduce congestion and pollutants and the need for onsite parking spaces within such schemes.

Access

- 4.6 The application site is located approximately 1.8 km walking distance to the centre of the University of Warwick campus, which equates to a walking journey of approximately 21 minutes or 8 minutes when cycling. In addition to this, within a 2km walking distance of the site are a range of local facilities and amenities available at the University, Cannon Park Shopping Centre and along Charter Avenue.
- 4.7 The existing vehicle accesses is to be retained although it has been suggested by the Highway Authority that it is converted to a vehicle crossover for two key reasons. The first is the anticipated level of vehicular usage of the proposed development being significantly below that of a B1 office. Secondly to prioritise vulnerable users along the footway. The Master Plan submitted with the application shows that a pedestrian access onto Westwood Way is to be retained and enhanced as part of the proposal. The pedestrian access will be widened to accommodate more pedestrian and cyclist movements, which is considered to be acceptable by the Local Highways Authority.
- 4.8 Chapter 7.0 of the Traffic Impact Assessment (TA) provides a summary of the net change in vehicle trips between the existing and proposed uses. Table 7A (Traffic Impact) indicates that the proposed development could generate 105 fewer two-way vehicle trips during the AM peak period (08:00-09:00) compared to the existing office use, and approximately 99 fewer two-way vehicle trips during the PM peak period (17:00-18:00). This is a significant reduction in vehicle trips which could be considered a betterment to public highway safety and the operation of the local highway network. It is expected that the development would generate an element of delivery such as Ubers and food deliveries however this would be offset against the significant reduction of journeys being made by office staff, visitors and deliveries on a daily basis.

Parking

- 4.9 The application seeks permission for a number of use classes within the site all of which have differing parking requirements. The existing site has provision for 199 spaces, and it is proposed as part of this application for 177 spaces to be lost, retaining 22 spaces including 2 disability spaces. In addition to this the existing commercial unit has provision for 10 cycle spaces, with the proposed development seeking to incorporate an additional 196 spaces, giving an overall scheme total of 206 cycle spaces.
- 4.10 Appendix 5 of the Coventry Local Plan relates to car and cycle parking standards for new development. This states that PBSA should provide a maximum of 1 car parking space per 4-bed spaces. This would require a maximum of 125 car parking spaces. Whereas for the proposed commercial unit, the TA suggests that car parking requirements for a shop are applied in order to be robust, which require 1 car parking space to be provided per 25sqm. Based on a floor area of 408.4sqm, a maximum of 16 car parking spaces should be provided.

- 4.11 As previously identified the development proposals include a total of 22 car parking spaces, including 16 spaces for the commercial space (including one accessible parking space), and 6 spaces for the student accommodation (including one accessible parking space) which will only be for use during the drop-off / collection periods at the beginning and end of terms. The student accommodation use is therefore proposed to be car-free.
- 4.12 The car-free nature of the student accommodation will encourage future occupants to make use of the sustainable modes of transport available within the vicinity of the site. The University is within a reasonable walking and cycling distance from the application site. The Highway Authority also considers the requested financial 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 important in order to further encourage future occupants to make use of the existing and new sustainable modes of transport.
- 4.13 It is contained with Section 3.8 of the Student Management Plan that there will be no parking available within the terms of the tenancy agreements for the students which will contain a clause preventing occupants from parking a car on the site. Any breaches of the tenancy agreement would see the landlord making an application to the court in order take possession of the accommodation. To support the relatively car free development, the Highway Authority has requested a contribution of towards the extension of the existing Traffic Regulation Order (TRO), to prohibit on-street parking (Condition 30).
- 4.14 Warwickshire County Council (Highways) have responded to the application and confirmed that the development would substantially reduce the vehicular trip generation of the site, and the proposed land uses are not anticipated to a result in any severe or unacceptable detriment to the safe and efficient operation of Warwickshire Highway Network.
- 4.15 It is also noted that the construction of the proposal may result in additional HGV traffic using inappropriate routes, which may have an impact on the Warwickshire highways network as such it is recommended that a condition is implemented on any recommendation for approval for the submission of a wider Construction Management Plan (Condition 15).
- 4.16 This application is therefore considered to be in accordance with Policy AC1, AC2, AC3, AC4 and H10 of the Local Plan.

5 Green Space and Parks

- 5.1 The application seeks approval for 544 student accommodation.

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

5.2 Based on the assumption that the average household size is 1 person for a one-bed dwelling, the proposed population of the development is 544 across the site.

5.3 The minimum requirement for On-site Open Space is as below:

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

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

5.4 The minimum size threshold for delivering on-site open space is 1.61ha. Due to the design of the proposal being focused on student accommodation no formal or informal open space has been designed into the overall scheme.

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

5.6 This application is therefore considered to be in accordance with Policy GE1 of the Local Plan.

6 Drainage and Flooding

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

- 6.2 When determining planning applications, Local Planning Authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:
- Within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and
 - Development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.
- 6.3 The Lead Flood Authority have been consulted on the application and confirmed that the application site is at low risk of flooding from all sources. They note that it is not clear within the submission as to how the roof water is to be drained, with no rainwater pipes around the building on the plans and recommend that the roof of the building is constructed so that rainwater will flow towards the bio-retention zones minimising flow through the courtyard pipe and into cellular storage. It is therefore recommended that there is no objection to the proposal subject to the inclusion of appropriate conditions (Conditions 17 – 19).
- 6.4 This application is therefore considered to be in accordance with Policies EM4 and EM5 of the Local Plan.

7 Ecology and Biodiversity

- 7.1 Policy GE3 of the Local Plan states proposals for development will be permitted provided that they protect, enhance and/or restore habitat biodiversity. Development proposals will be expected to ensure that they:
- Lead to a net gain of biodiversity, where appropriate, by means of an approved ecological assessment of existing site features and development impacts.
 - Protect or enhance biodiversity assets and secure their long-term management and maintenance.
 - Avoid negative impacts on existing biodiversity; and
 - Preserve species which are legally protected, in decline, are rare within Coventry or which are covered by national, regional or local Biodiversity Action Plans.
- 7.2 The application is located within an office park/estate to the southwest of the city of Coventry. The vast majority of the site comprises of an office building, parking facilities with an electrical substation and storage building to the south and west of the site. The remainder of the site comprises dense scrub, introduced shrub, amenity grassland, bare ground, and species-poor hedgerow. Concrete pathways and courtyards provided access in and around the office building and to other

structures such as smoking sheds and bicycle storage. A publicly accessible woodland corridor is located adjacent to the southern site boundary and separates the site from residential properties approximately 20 metres away. The woodland corridor itself is circa 800 metres in length and extends onto an amenity grassland in the east.

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

Habitats

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

Species

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

Biodiversity Impact Assessment

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

Ecology Conclusions

- 7.7 Colleagues within Ecology have confirmed that they have no objections to the proposal subject to the inclusion of appropriate conditions.

7.8 This application is therefore considered to be in accordance with Policy GE3 of the Local Plan and Section 15 of the NPPF.

8 Tree Protection

8.1 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.

8.2 The Local Authority's Tree Protection Officer has provided comments on the application and confirmed that the site is located within a bosky commercial park off Westward Way, which includes landscape grounds with attractive boundary screening to all side boundaries along with a mature English Oak tree which is covered by a Tree Preservation Order.

8.3 The proposed site plan includes the complete retention of the existing raised border which encompasses the Protected Oak (T20) which is an important feature within the street scene. Additionally, the retention of the front verge of trees (G31) would need to be secured due to the valuable screening and amenity within the street scene. It is therefore considered that there are no objections to the proposals subject to the inclusion of appropriate conditions which will ensure retention and protection of these trees (Conditions 23 - 24).

8.4 This application is therefore considered to be in accordance with Policy GE4 of the Local Plan.

9 Archaeology

9.1 Section 16 of the NPPF states that Local Planning Authorities should consider the impacts which cause any harm to; or loss of; the significant of a designated heritage asset. In addition, Policy GE3 states in the case of archaeological remains, all practical measures must be taken for their assessment and recording in accordance with Policy HE2. Policy HE2 emphasises that proposals will be supported where they conserve and, where appropriate, enhance those aspects of the historic environment which are recognised as being of special historic, archaeological significance.

9.2 The application site is located to the southwest of Coventry, within the Westwood Health area. Historically, the land was part of the Leigh family estates from the end of the 16th century, where it appeared to have been part of the field systems and in agricultural use. The Coventry Historic Environment Record does contain

information on an area of Iron Age activity to the east of the Progress House, approximately 500 metres away.

- 9.3 An archaeological desk-based assessment has been submitted with the application; this has confirmed the varied potential of the site, due to the proximity of the later prehistoric and Romano-British activity to the east and the more recent medieval and post-medieval usage of the land here. The cartographic sources indicate an agricultural use for the site for at least the past 250 years, with the 1766 Survey of the Parish of Stoneley showing the area as enclosed fields. There was little development within the area until the application site was constructed during the latter part of the 20th Century.
- 9.4 The assessment indicates that the new development is broadly similar to that already existing on the site. Alongside the likely truncation of any archaeological remains within the site, if present, this suggests that the level of potential impact would be minimal. It is therefore considered that the demolition and redevelopment of the site will not have any adverse impacts on archaeology.
- 9.5 This application is therefore considered to be in accordance with Policy GE3 and HE2 of the Local Plan and Section 16 of the NPPF.

10 Design Out Crime

- 10.1 Policy DE1 of the Local Plan states that proposals should provide attractive, safe, uncluttered, active, and easily identifiable, high quality public spaces. The supporting text highlights the importance well designed and maintained streets and public spaces can help encourage walking and cycling and can reduce anti-social behaviour and crime including the perception and fear of crime.
- 10.2 Section 8 of the NPPF and the Health and Wellbeing PPG recognise the important role of planning to provide a safe and secure environment through good design. In addition, the Health Impact Assessment (SPD) states that thoughtful planning and urban design that promotes natural surveillance and social interaction can help to reduce crime and the perception and fear of crime.
- 10.3 The Designing Out Crime Officer for West Midlands Police has been consulted on the application and has confirmed that the planned development is located within the neighbourhood policing team of Wainbody, Westwood, Woodlands, and Whoberley in Coventry. Key priorities for the police in this location include pedal cycle/bike theft within the Warwick University Campus along with theft from motor vehicles and spiking offence. It has therefore been confirmed that West Midlands Police have no objections to the proposal subject to several recommendations have been put forward in support of the application. It is therefore considered appropriate that a condition is incorporated into any recommendation for approval which requires the submission of how Secured by Design standards will be incorporated into the development (Condition 28).
- 10.4 It is therefore considered that the proposal is in accordance with Policy DE1 of the Local Plan and Section 8 of the NPPF.

11 Planning Obligations

11.1 Policy IM1 of the Local Plan states that development will be expected to provide, or contribute towards the provision of:

- Measures to directly mitigate its impact and make it acceptable in planning terms; and
- Physical, social, and green infrastructure to support the needs associated with the development.

11.2 The Highways Authority have requested contributions towards the provision of a Travel Plan, Monitoring and Coordination, the update of footways within the vicinity of the development including the incorporation of a controlled crossing, West Midlands Cycle Hire stations need to be made available within the vicinity of the development along with discounted bike hire, safe walking and cycling route to Tile Hill Railway Station and the University of Warwick through improvements to the existing footway. The provision of public transport passes along with a Traffic Regulation Order for No Waiting on Westwood Way. Such a contribution would be directly related to the development and reasonably related to the scale of the development and is considered necessary to ensure the development is fully accessible in accordance with Policies AC1, AC2, AC3 and AC4 of the Local Plan.

11.3 No other requests for contributions have been made.

12 Heads of Terms

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

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

	<p>form a pot for Mobility Credits.</p> <ul style="list-style-type: none"> • One x 12 Bike Docking Stations £49,050 agreed to provide one station, likely on site. • Credits for WM Cycle Hire Scheme £6,000 based on a maximum of £1,200 over 5 years. • TRO Double Yellow Lines £3,000 • Travel Plan Monitoring Fee £6,800 • Site Access Improvements £10,000 based on ADL cost estimate and to be delivered via S278 Agreement. 	
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12.2 In accordance with Policy H10 of the Local Plan the tenure of student accommodation 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 affordable housing and potentially other Section 106 or CIL contributions. Should the tenure change to general market or affordable housing then such contributions will need to be considered through a variation of the Section 106 Agreement and/or planning permission.

12.3 In relation to the detail quoted above, these are subject to further negotiation and finalisation prior to the completion of the S106 Agreement.

13 Other Matters

13.1 Whilst all neighbour comments have been considered and taken on board during the determination process of the application, some of the issues raised such as

value of properties, loss of income and council tax breaks, are not material planning considerations and therefore cannot be considered as part of the formal application process.

14 Equality Implications

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

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

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

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

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

15 Planning Balance

15.1 The NPPF sets out a presumption in favour of sustainable development and advises decision-takers to approve a development proposal that accords with the development plan without delay. The question of whether or not a particular proposal constitutes “sustainable development” is not simply a matter of location; it involves a wide variety of other considerations such as the three dimensions of sustainability. The NPPF at paragraph 7 identifies the three dimensions to sustainability, those being economic, social and environmental. Paragraph 8 goes on to advise that in order to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

15.2 From an economic perspective the proposed purpose-built student accommodation would result in money being invested in construction on the site, employment relating to construction jobs over the build period, new spending within the city, a contribution to the viability of local retail uses, services and businesses. Such matters would have a positive impact on the local economy and prosperity of the city which weighs in favour of the application. As such, the proposed development would satisfy the economic role of sustainable development.

15.3 From a social perspective there is a need for purpose-built student accommodation within the city with the introduction of the Article 4 Direction

restricting conversion of market housing into HiMOs. This is consequently a matter which in itself weighs significantly in favour of the application. Aside from this, the provision of onsite open space and public park area, would provide social benefits. These matters consequently weigh in favour of the application. As such, the proposed development would satisfy the social role of sustainable development.

- 15.4 From an environmental perspective the potential adverse impacts of the proposed development in relation to the use of the land, accessibility, landscape character and appearance, trees and hedgerows, heritage and archaeology, highway safety, traffic flows, public rights of way, flood risk, drainage, air quality, noise, contamination, visual amenity, residential amenity, water conservation and carbon emissions have all been considered. Furthermore, the proposal would result in a net gain in biodiversity of 26.87% which carries significant weight in meeting the environmental role of sustainable development.
- 15.5 Therefore, the development of the site would result in significant social and economic benefits as well as environmental benefits. Paragraph 8 of the NPPF is clear that the 3 roles should not be taken in isolation but that to achieve sustainable development economic, social and environmental gains should be sought jointly and simultaneously. The identified benefits would mean, on balance, that the proposal would represent sustainable development in terms of the NPPF and is therefore considered to accord with the Development Plan and the NPPF.

16 Conclusion

- 16.1 The proposal would respect the scale and character of the surrounding area, would not adversely affect the amenities of the occupiers of neighbouring properties, and would not impact upon highway safety.
- 16.2 On balance, it is concluded that the proposal constitutes sustainable development. It complies with the Development Plan and there are no material considerations which indicate that the proposal should be refused. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and having regard to material considerations including the Framework, it is considered that planning permission should be approved.

CONDITIONS / REASON FOR REFUSAL

1.	The development hereby permitted shall begin not later than 3 years from the date of this decision.
Reason	<i>To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)</i>
2.	The development hereby permitted shall be carried out in accordance with the following approved plans:

Submitted Plans

Site Location Plan (1:1250) 21021-GDL-A1-00-DR-A-0100-S3
Proposed Site Plan 21021-GDL-A1-00-DR-A-0100-S35
Proposed North & East Site Elevations 21021-GDL-A1-XX-DR-A-2200-S32
Proposed South & West Site Elevations 21021-GDL-A1-XX-DR-A-2201-S32
Proposed Courtyard Elevations 1 21021-GDL-A1-XX-DR-A-2202-S3 2
Proposed Courtyard Elevations 2 21021-GDL-A1-XX-DR-A-2203-S3 2
General Arrangement L00 Ground Floor Proposed Plan 21021-GDL-A1-00-DR-A-2100-S3 8
General Arrangement L01 First Floor Proposed Plan 21021-GDL-A1-01-DR-A-2100-S3 7
General Arrangement L02 Second Floor Proposed Plan 21021-GDL-A1-02-DR-A-2100-S3 6
General Arrangement L03 Third Floor Proposed Plan 21021-GDL-A1-03-DR-A-2100-S3 8
General Arrangement L04 Fourth Floor Proposed Plan 21021-GDL-A1-04-DR-A-2100-S3 6
General Arrangement L05 Fifth Floor Proposed Plan 21021-GDL-A1-05-DR-A-2100-S3 8
General Arrangement Roof Proposed Plan 21021-GDL-A1-R-DR-A-2100-S3 2
General Arrangement Proposed Section (AA, BB, CC)21021-GDL-A1-XX-DR-A-2300-S3 2
General Arrangement Proposed Section (DD, EE, FF)21021-GDL-A1-XX-DR-A-2301-S3 2
General Arrangement Proposed Section (GG, HH, JJ)21021-GDL-A1-XX-DR-A-2302-S3 2
General Arrangement Proposed Section (KK, LL, MM)21021-GDL-A1-XX-DR-A-2303-S3 2
General Arrangement Landscape Plan PRO-UBU-XX-XX-DR-L-1000 F
Fire Tracking Plan WL_2114_013 P1
General Arrangement Plan PRO-UBU-XX-XX-DR-L-1000 C

Submitted Reports

Air Quality Assessment (29th March 2023)
Arboricultural Report (29th March 2023)
Archaeology Report (29th March 2023)
Bat Surveys (RT-MME-157816, 29th March 2023)
Biodiversity Metric Assessment (RT-MME-159033, 29th March 2023)
Crime Impact Statement (29th March 2023)
Daylight and Sunlight Report (29th March 2023)
Design and Access Statement (29th March 2023)
Energy Statement (21-E199-005, 29th March 2023)
Fire Statement (29th March 2023)
Flood Risk Assessment (2114-002-002, 29th March 2023)
Health Impact Assessment (21-E199-010, 29th March 2023)

	<p>Noise Impact Assessment (29th March 2023) Planning Statement (29th March 2023) Preliminary Ecological Appraisal (RT-MME-157071-01, 29th March 2023) Redevelopment Statement (29th March 2023) Statement of Community Engagement (29th March 2023) Student Demand in Warwick Report (April 2023, 5th April 2023) Student Management Plan (29th March 2023) Sustainability Statement (21-E199-006, 29th March 2023) Transport Assessment (29th March 2023) Travel Plan (29th March 2023)</p>
Reason	<i>For the avoidance of doubt and in the interests of proper planning.</i>
3.	<p>Prior to their incorporation into the development hereby permitted, sample details of all facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. These details shall be installed only in full accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.</p>
Reason	<i>To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2016.</i>
4.	<p>Prior to the first occupation of the development hereby permitted, details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the type of bricks and colour of the railings and gates; footpaths; and hard surfacing (which shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area). The hard landscaping works shall be completed in strict accordance with the approved details within three months of the first occupation of the student accommodation hereby permitted; details of soft landscaping works shall include:</p> <p>a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment i.e. depth of topsoil, mulch etc),</p> <p>b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,</p>

	<p>c) details of the hard landscaping including hard surface areas, pavements, pedestrian areas and steps.</p> <p>d) programme for implementation.</p> <p>All planting shall be carried out in accordance with the approved details within the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes; in the opinion of the Local Planning Authority; seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations.</p>
Reason	<i>To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GE1 and DE1 of the Coventry Local Plan 2016.</i>
5.	Prior to their incorporation into the development hereby permitted, a minimum of 1 x electric vehicle charging point shall be provided per 10 car parking spaces, to minimise the impact of the development upon local air quality. The measures shall be installed in full accordance with the approved details prior to first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.
Reason	<i>To mitigate the impacts of development on air quality during and post construction in accordance with Policies DS3 and EM7 of the Coventry Local Plan 2016.</i>
6.	An investigation and risk assessment (in addition to any assessment provided with the planning application), must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site; whether or not it originates on the site; and any report of the findings must be submitted to and approved in writing by the local planning authority prior to the commencement of development (including any demolition). The report of the findings, to be conducted in accordance with Environment Agency Guidance Land Contamination: Risk Management (2021) and must include (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risk to; human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments; (iii) an appraisal of remedial options and proposal of the preferred option(s)
Reason	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the</i>

	<i>NPPF</i>
7.	The development shall only be undertaken in accordance with a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment, which shall be submitted to and approved in writing by the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
Reason	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF</i>
8.	The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out the remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.
Reason	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF</i>
9.	Prior to occupation of the development hereby permitted and following completion of the measures identified within the remediation scheme approved under condition No. [INSERT CONDITION NO. FOR GC3], a verification report that demonstrates the effectiveness of the remediation carried out must be produced and submitted to the Local Planning Authority for approval in writing
Reason	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF</i>
10.	In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition [NO.1], and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition [NO.2], which shall be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject

	to the approval in writing of the Local Planning Authority in accordance with condition [NO.3].
Reason	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF</i>
11.	Prior to the installation of any plant equipment, including any screening, a plant noise assessment to the methodology of BS4142 and details of any screening will be submitted to and approved in writing by the Local Planning Authority. The details will provide full details of external plant requirements to demonstrate that the cumulative noise rating level from all plant does not exceed the limits specified in table 4 of the submitted Noise Impact Assessment (ref. 9814.1 Rev. A, dated 6th April 2022). Once approved, such details shall be fully implemented prior to the occupation of the development and thereafter these measures shall not be removed or altered in any way without the prior written approval of the local planning authority.
Reason	<i>In order to protect the amenity of adjacent residents and ensure that a high-quality design is achieved in accordance with Policies EM1 and DE1 of the Coventry Local Plan 2016.</i>
12.	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any statutory instrument amending, revoking and/or replacing that Order, no further plant, machinery, condensers, extraction equipment or apparatus shall be installed, erected or replaced within the application site or on any building or structure without the prior grant of planning permission by the Local Planning Authority.
Reason	<i>To ensure that the site is not used in a manner prejudicial to or likely to cause nuisance or disturbance to the occupiers of nearby properties and in the interests of the visual amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.</i>
13.	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 and approved in writing by the Local Planning Authority.
Reason	<i>To secure local employment in accordance with the City Council jobs strategy and Policy JE7 of the Coventry Local Plan 2016.</i>
14.	No above ground development shall take place until full engineering and constructional details need to be submitted and approved in writing by the Local Planning Authority for the alterations to the vehicular access to

	provide pedestrian and cyclist priority have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the changes to the vehicular access have been made in full accordance with the approved details.
Reason	<i>To ensure priority for pedestrians and cyclists in the interests of highway and pedestrian safety in accordance with Policies AC3 and Ac4 of the Coventry Local Plan 2016.</i>
15.	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.
Reason	<i>The agreement of a Construction Management Plan prior to the commencement of development is fundamental to ensure a satisfactory level of environmental protection; to minimise disturbance to local residents and in the interests of highway safety during the construction process in accordance with Policies [EM7], AC1 and AC2 of the Coventry Local Plan 2016.</i>
16.	None of the dwellings hereby permitted shall be occupied unless and until the car parking provision for that dwelling has been constructed or laid out 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 time and shall not be removed or altered in any way.
Reason	<i>To ensure the satisfactory provision of off-street vehicle parking facilities in accordance with the Council's standards and in the interests of highway safety and the satisfactory development of the site in accordance with</i>

	<i>Policies AC1,AC2 and AC3 of the Coventry Local Plan 2016.</i>
17.	<p>Prior to the commencement of the development hereby permitted, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority (LPA) for the provision of a Sustainable urban Drainage System (SuDS) in accordance with the latest available design guidance. The submission shall include all relevant details and calculations to enable a full evaluation to be undertaken, and clear and accountable consideration shall be given to the following features:-</p> <ol style="list-style-type: none"> 1. General below ground attenuation, aimed solely at managing the quantity of water on site (Note: preference should be given to localised cellular storage unless there is no possible mechanism for doing so). 2. The deployment of green roof technology on suitable roof structures within the development. 3. An appropriately scaled intrusive ground investigation report must be provided to establish the depth and type of strata, including percolation results in accordance with BRE 365 and identifying the presence and risk associated with migrant or soluble contaminants. Please provide evidence of existing groundwater levels and seasonal variation, in order to inform the drainage design. 4. Evidence must be provided to show the management of overland flow routes in the event of exceedance or blockage of the drainage system. Details should include demonstration of how the building(s) will be protected in such an event. <p>The drainage systems shall be maintained in full accordance with the approved details thereafter.</p>
Reason	<p><i>To reduce the risk of flooding from surface water runoff, infrastructure sewers, open water bodies and groundwater by ensuring the provision of a satisfactory means of limiting the peak and total discharge of surface water. To provide opportunities and increase the interaction of people with water, in accordance with section 8.7.2 Design Principle of the SFRA. Furthermore, to provide for betterment in watercourse quality, in line with the Water Framework Directive.</i></p>
18.	<p>Prior to the occupation of the development hereby permitted. A detailed strategy document must be submitted to, and approved in writing by, the Local Planning Authority for the long-term inspection and maintenance of the SuDS and other surface water drainage elements on site. (It should also mention any notable Health and Safety or specialist training, and special equipment required as part of the routine maintenance.) The drainage systems shall be maintained in full accordance with the approved details thereafter.</p>

Reason	<i>For enforcement purposes to prevent an increased risk of flooding by ensuring good stewardship and the long-term effective surface water drainage, as well as the safeguarding of water quality in line with the Water Framework Directive.</i>
19.	<p>The stormwater discharge rates from the development shall be managed in order to reduce flood risk to surrounding sites, downstream areas or the wider environment by means of:</p> <ol style="list-style-type: none"> 1. A flow control mechanism (or mechanisms) limiting the total site discharge offsite to Qbar greenfield rates or 5 l/s, whichever is greater. The discharge rates for brownfield sites shall be considered as greenfield in accordance with the Coventry City Council Strategic Flood Risk Assessment.
Reason	<i>To ensure surface runoff is not increased, and where there is an existing flooding issue, reduce the runoff to manage flood risk. This is in line with national standards for betterment, and existing rights of discharge do not apply.</i>
20.	<p>Prior to the first occupation of the development hereby permitted details of bat enhancement measures, including bat boxes and planting to encourage night flying insects shall be submitted to and approved in writing by the Local Planning Authority. The bat enhancement measures shall be fully installed in strict accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.</p>
Reason	<i>To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2016 and the advice contained within the NPPF 2018.</i>
21.	<p>No development (including any demolition or preparatory works) shall commence unless and until a scheme for the retention of the bat roost(s) and the retention of the existing entry/emergence routes, or the provision of alternative roost space and new entry/emergence routes, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a programme for the implementation of the development which avoids any building or other operations likely to affect the bat roost being undertaken between [SPECIFY DATES] (inclusive), whilst also ensuring that at no time provision for roosting bats is lost from the site. The development shall only be carried out in strict accordance with the approved scheme.</p>
Reason	<i>To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2016 and the</i>

	<i>advice contained within the NPPF 2018.</i>
22.	<p>Prior to the first occupation of the development hereby permitted a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following: a) Description and evaluation of features to be managed; b) Ecological trends and constraints on site that might influence management; c) Aims and objectives of management, including mitigation and enhancement for species identified on site; d) Appropriate management option for achieving aims and objectives; e) Prescriptions for management actions; f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a ten-year period); g) Details of the body or organisation responsible for implementation of the plan, along with funding mechanism(s) for that body or organisation; h) Ongoing monitoring and remedial measures, including where monitoring shows that conservation aims and objectives of the LEMP are not being met. The LEMP plan shall be implemented in strict accordance with the approved details within three months of the first occupation of the development and thereafter shall not be withdrawn or amended in any way.</p>
Reason	<i>In order to safeguard and enhance habitat on or adjacent to the site in order to secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2016.</i>
23.	<p>No development or other operations (including any demolition, site clearance or other preparatory works) shall commence unless and until tree protection measures have been submitted to and approved in writing by the Local Planning Authority. The tree protection measure shall safeguard against damage or injury during construction works (in accordance with Clause 7 of British Standard BS5837) all trees on the site, or those trees whose root structure may extend within the site and which are the subject of the City of Coventry (Westwood Way No. 1) Tree Preservation Order 14th February 2013. In particular no excavations, site works, stock piling, trenches or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the Root Protection Area or outer canopy of any protected tree(s); no equipment, machinery or structure shall be located within this zone; no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area, or any other works be carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the tree(s).</p> <p>The approved mitigation and / or protection measures shall be put in place prior to the commencement of any works and shall remain in place during all construction work.</p>

Reason	To protect adjacent trees which are the subject of a Tree Preservation Order and 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 GE1 and GE4 of the Coventry Local Plan 2016.
24.	<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.</p> <p>The approved mitigation and / or protection measures shall be put into place prior to the commencement of any works and shall remain in place during all construction work.</p>
Reason	<i>To protect those trees which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy GE3 and GE4 of the Coventry Local Plan 2016.</i>
25.	Prior to occupation of the building hereby permitted, details of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall be provided in full accordance with the approved details prior to first occupation of the building and thereafter those facilities shall remain available for use at all times and shall not be removed or altered in any way.
Reason	<i>In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies DS3, AC3 and AC4 of the Coventry Local 2016.</i>

26.	No lighting or illumination of any part of any building or the site shall be installed or operated unless and until details of such measures have been submitted to and approved in writing by the Local Planning Authority and such works, and use of that lighting and/or illumination, shall be carried out and operated only in full accordance with those approved details.
Reason	<i>To safeguard the amenities of the adjoining occupiers of the development in accordance with Policy DE1 of the Coventry Local Plan 2016.</i>
27.	The development hereby permitted shall not be occupied unless and until the bin storage area(s) have been laid out and provided in full accordance with the approved details and thereafter those facilities shall remain available for use at all times. All bins which serve the development within the red line site area must be stored within the approved bin storage area and not positioned on the public highway or in the open, unless on bin collection days.
Reason	<i>In the interests of the amenities of future occupants of the residential accommodation and neighbouring occupiers in accordance with Policies DE1 and [H10/H11] of the Coventry Local Plan 2016.</i>
28.	Prior to their incorporation into the development hereby permitted, details of a scheme which sets out where and how 'Secured by Design' standards will be incorporated into the development, shall be submitted to and approved in writing by the Local Planning Authority. These measures should be installed in full accordance with the approved details prior to first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.
Reason	<i>To ensure Secured by Design standards are met, in the interests of safety and security and the health and wellbeing of future occupiers of the development in accordance with Policies DS3, H3 and DE1 of the Coventry Local Plan 2016.</i>
29.	The student accommodation hereby permitted shall only be occupied by persons in higher education during term time. Outside term time, academic visitors and summer school and conference delegates at the University of Warwick shall also be permitted to reside at the site.
Reason	<i>To 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 2016.</i>
30.	The premises shall only operate in full accordance with the Student Management Plan submitted with the application. The development shall thereafter take place in strict accordance with the approved report.
Reason	<i>To minimise the disruption of parking and free flow of traffic within the surrounding area and to minimise the impact on the amenities of nearby</i>

neighbouring properties.