

Planning Committee Report	
Planning Ref:	PL/2023/0001191/FULM
Site:	2 The Oaks Westwood Way, Coventry, CV4 8JB
Ward:	Westwood
Proposal:	Demolition of existing college building (Use Class F1) and erection of an education building (Use Class F1) together with Purpose-Built Student Accommodation (Sui Generis) and associated works including amenity spaces, car parking and landscaping.
Case Officer:	Richard Edgington

SUMMARY

The application seeks consent for the approval of full detailed matters in relation to the demolition of the existing building, associated site clearance and the erection of two new buildings incorporating a new college building and 248 bed spaces within the purpose-built student accommodation (PBSA).

BACKGROUND

The application is coming forward as Phase 4 for the redevelopment of the site and adjacent parcels known as The Oaks, sited within Westwood Way, to the west of Torwood Close. The site and neighbouring uses were occupied by offices until circa. 2016. There have been two previous planning applications for the adjoining sites which are also owned by the applicants. Phase 1 (immediately to the east of the site) obtained planning permission under application reference FUL/2019/2868 and now completed has delivered a total of 378 rooms in the form of 288 no. cluster flats and 90 no. self-contained units. Phases 2 and 3 have also now been implemented and have delivered a further 639 bedrooms through 70 no. cluster flats, 4 no. 1-bed apartments and 66 no. studio apartments, this was approved under application FUL/2019/2868.

The existing building within the site is the remaining two storey office building within this cluster of buildings which was constructed in the 1980's. The site currently does not provide student accommodation and is instead occupied by a college and has been converted into classrooms and ancillary areas. The applicants are now seeking to create a purpose-built college building to meet their operational need and to enhance the site to compliment the wider phases, whilst also delivering further student accommodation within the site.

KEY FACTS

Reason for report to committee:	The application has been referred to planning committee at the requests of Cllrs Laspa and Masih, more than five objections have also been received.
Current use of site:	Education/College
Proposed use of site:	Education/College and Purpose-Built Student Accommodation
Proposed no of units	248 Bedrooms (PBSA)
Floor Space (College)	2,804 sq. m (+921 sq. m above existing college)

Parking provision	25 spaces
Open space provision	0.136 ha

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.

REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposal will not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal makes provision for necessary developer contributions.
- The proposal accords with Policies: DS3, H10, DE1, JE3, JE4, GE3, GE4, AC3, AC4, EM5, EM6 and EM7 of the Coventry Local Plan 2016, together with the aims of the NPPF.

SITE DESCRIPTION

The application site relates to a two-storey former office building which has been converted into and is currently in use as a further education college, occupied by the 'National Mathematics and Science College'. The college specialises in education provision for 15–19-year-olds and has international students in its cohort. The site lies within Westwood Heath Business Park, which whilst not formally allocated as employment land within the adopted Local Plan contains a number of office buildings, together with a number of student accommodation buildings, some of which have been implemented whilst others benefit from extant planning permission.

As previously indicated 'The Oaks' contains three plots sited between Torwood Close to the west and the WMG College for Young Engineers, off Mitchell Avenue to the west. The locality is of a green character and has been subject to significant investment and re-development with the adjacent parcels now delivering in circa 1,017 bed spaces for student accommodation. The adjacent parcels have introduced 5-7 storey buildings which have incorporated a contemporary design with a quality finish of modern facing brick and brushed aluminium and steel framed glazing units.

The site is within a sustainable location and is served by frequent bus services to the city centre and Canley and Tile Hill Train Stations. The site also lies a 10-minute walk from the Warwick University campus. The nearest local/district centre is Cannon Shopping Park which is connected by pedestrian/cycle links as well as the bus service.

Located on Westwood Way, the street benefits from mature and semi-mature landscaping along the streets with a number of the buildings being setback with further planting to frontages. The site currently contains a number of semi mature specimens to the south, adjacent to Westwood Way. Immediately to the north of the site lie playing fields associated with the Westwood Academy, these playing fields are bound by Ten Shilling Wood to the north and east. To the south west of the site is the Coventry University Playing Fields, the nearest residential dwellings are located some 200m to the south of the site and are separated by established trees and landscaping.

When considering the site constraints which are relevant in the determination of this application it is noted that there is a culverted watercourse running through part of the site, there are also SUDS features installed as part of the adjacent developments which lie on the boundary of the site. The site lies within the Air Quality Management Area much like the majority of the city.

APPLICATION PROPOSAL

The application as proposed seeks consent for the demolition of the existing building to create a new college building providing a total of 2,804 sq. m of floor space (Block C), with two further blocks providing 248 bed spaces of purpose-built student accommodation (Blocks A and B). The detailed description for each block is as follows;

Block A

Block A is located to the north of the application site and comprises of 93 studio apartments and 5 accessible studios over the 6 storeys. The entrance to the

accommodation is located on the northern elevation, through a controlled access lobby with lockers, along with the provision of a plant room and bin store which can be accessed externally. Amenity space of approximately 42 square metres is provided to the south overlooking the carpark towards Block B.

Block B

Block B is located to the west of the site boundary and comprises of 8 accessible studios and a combination of 3-bed and 6-bed cluster flats. The entrance is located on the western elevation, through a controlled access lobby with lockers, with the plant room and bin store being accessed externally from the carpark. Amenity space of approximately 64 square metres is provided overlooking the carpark towards Block A providing a visual connection between the two units.

Block C

This block will provide the new NatMatSci Educational Facility, the ground floor provides the lobby, reception, admissions office, meeting room and assembly hall with breakout space. The first floor of the development would provide administration offices, staff facilities as well as classrooms and welfare functions including a common room, counselling and medical facilities. Wide corridors are proposed to allow for white board working and breakout areas for collaboration and discussion.

The second through to fourth floors provide additional classrooms and laboratory facilities with associated preparation rooms. A learning resource centre and practice room are also located on these floors with spaces being similarly arranged on the upper floors.

As part of the application full details of access, landscaping, parking and all other associated works including a temporary parking arrangement for the construction phase of the college development.

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
FUL/2019/2868	Demolition of existing building and erection of student accommodation, car parking, landscaping and associated works. (Resubmission FUL/2019/1403).	Granted 17.01.2020
FUL/2017/2993	Demolition of existing building and erection of student accommodation, car parking, landscaping and associated works	Granted 27.02.2018

FUL/2015/2828	Change of use from B1 (Business) use to an international college (D1 non-residential use)	Granted 20.10.2015
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RELEVANT PLANNING POLICY

National Policy Guidance

National Planning Policy Framework (NPPF) September 2023. 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 DS1: Overall Development Needs
- Policy DS3: Sustainable Development Policy
- Policy DS4: (Part A) – General Masterplan Principles
- Policy H1: Housing Land Requirements
- Policy H2: Housing Allocations
- Policy H3: Provision of New Housing
- Policy H4: Securing a Mix of Housing
- Policy H5: Managing Existing Housing Stock
- Policy H9: Residential Density
- Policy H10: Student Accommodation
- Policy GE1 Green Infrastructure
- Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
- Policy GE4: Tree Protection
- Policy JE2: Provision of Employment Land and Premises
- Policy JE3: Non-Employment Uses on Employment Land
- Policy JE6: Tourism/Visitor Related Development
- Policy JE7: Accessibility to Employment Opportunities
- Policy DE1 Ensuring High Quality Design
- Policy AC1: Accessible Transport Network
- Policy AC2: Road Network
- Policy AC3: Demand Management
- Policy AC4: Walking and Cycling
- Policy AC5: Bus and Rapid Transit
- Policy EM1: Planning for Climate Change Adaptation
- Policy EM2: Building Standards
- Policy EM3 Renewable Energy Generation
- Policy EM4 Flood Risk Management
- Policy EM5 Sustainable Drainage Systems (SuDS)

Policy EM7 Air Quality
Policy IM1: Developer Contributions for Infrastructure

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPD Design Guidance for New Residential Developments

SPD Delivering a More Sustainable City

SPD Coventry Connected

CONSULTATION

No objections have been received from:

- Highways: No objection subject to conditions in respect of a CEMP, car parking provision being provided prior to occupation, a student management scheme, cycle parking provision prior to occupation, a travel plan. Financial contributions are also sought, these are discussed at the end of this report.
- Lead Local Flood Authority: No objections, subject to conditions.
- Economic Development: No objection, subject to a local employment condition being appended to any approval of consent.
- Cadent Gas: No objection.
- Environment Agency: No objection.
- Health and Safety Executive: No objection.
- Environmental Protection: No objection, subject to conditions.
- Urban Design and Landscape: No objection, subject to conditions.
- Parks and Open Space: No objection, subject to the securing of a contribution towards local green space improvements.
- CCC Property Team (Landowner): No objection with amended design now including measures to address previous concerns raised.
- Warwickshire County Council (Proximity to Boundary): No comments to make.

- Planning Policy: No objection.
- Public Health: Comments received.
- NHS ICB: No objection or monies requested.
- Ecology: No objections, subject to financial contributions of £167,815 for biodiversity off-setting and conditions.
- Archaeology: No objections, subject to conditions.
- Tree Officer: No objection, subject to financial mitigation/re-planting and landscaping scheme secured via condition.

At the time of writing the report comments have not been received from:

- NHS

Neighbour consultation

Immediate neighbours and local councillors have been notified; a site notice was posted on 26th June 2023. A press notice was displayed in the Coventry Telegraph on 6th July 2023.

Two ward members have raised objections to the development;

Cllr Marcus Laspa: Objection due to the saturation of student accommodation in the area, with associated noise and anti-social behaviour issues.

Cllr Asha Masih: Objection as the development is out of character for the area due to the scale and massing. There will also be an increase in traffic and noise pollution in the area.

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

- a) Over concentration of students
- b) Intensification of the site through 24-hour occupation/use
- c) Inappropriate location for student residences
- d) Loss of employment land
- e) Loss of college space
- f) Lack of infrastructure (GP's)
- g) Increase in fear and perception of crime
- h) Scale and massing of the development visually obtrusive and out of keeping
- i) Increase in anti-social behaviour issues in respect of noise and litter
- j) Insufficient car parking

- k) Inadequate pavements and cycle routes
- l) Segregated cycle lanes should be provided in the area

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are the principle of development, impact upon the character of the area, residential amenity, highways, drainage and flood risk, ecology, arboriculture, archaeology and planning obligations. All matters of which are discussed in the succeeding sections of this report.

Principle of Development

When considering the principle of development, the application seeks consent for both educational (Use Class F1) and residential, in the form of purpose-built student accommodation (Use Class Sui Generis). It is noted that within the course of the public consultation a number of residents have objected to the development on the basis that the removal of the existing building would represent a loss of employment. However, it should be noted that the 2015 application obtained permission for the change of use to an education/college facility and the building has been in such use following the implementation of the consent, there is no change in use class therefore for the new college facility. On this basis, Policy JE3 is not relevant in the determination of this application. In any case the site is also not within a central location nor is it designated employment land, as such Policy JE4 would direct new office/E Class uses to designated centres as opposed to out of centre locations such as this.

Looking at the replacement of the college building, notwithstanding the acceptable use class, the NPPF supports the delivery of enhanced education provision, in particular Paragraphs 95 and 96 advocate that local planning authorities should actively work with applicants in order to deliver improved education provision, inclusive of colleges. Coupled with Paragraph 11 and Policy DS3 of the adopted Local Plan it is considered that the principle for an improved educational facility is established.

With regards to the provision of residential within the site, it should be noted that the adjacent sites both incorporate a notable quantum of PBSA accommodation. When considering the additional provision within this application the National Planning Policy Framework is clear in that the delivery of residential accommodation should be supported. Paragraph 11 of which, states that "Plans and decisions should apply a presumption in favour of sustainable development. For Decision Making, this means:-

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole." Footnote 8 to

paragraph 11 confirms that this includes situations where the local authority cannot demonstrate a five-year supply of deliverable housing sites.

The Coventry Local Plan was formally adopted on 6th December 2017. Since adoption the Government introduced the Standard Method, a standardised way of calculating minimum housing need. As the Local Plan is now more than five years old the Standard Method is now the determining factor when considering local housing need. When using the Standard Method, the Council is not able to demonstrate a five-year housing land supply, at the time of drafting this report the Council can only demonstrate a supply of 2.4 years which is notably short of the required supply figure.

As such, the tilted balance is engaged and therefore planning permission should be granted, unless “any adverse impacts of doing so would significantly and demonstrably outweigh the benefits” when assessed against the policies of the NPPF taken as a whole.

Of relevance to the provision of housing in this location are Policies H3 and H10 of the adopted Local Plan (2016). Policy H3 (Provision of New Housing) establishes criteria for the creation of suitable residential environments, in sustainable locations with easy access to local services. When considering the location, the accessibility to local services criteria are met and the development therefore accords with H3 in this respect. In addition, Policy H10 supports the delivery of new student accommodation, subject to the relevant criterion in respect of;

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

It is considered the application site is accessible from the universities in particular, Warwick University given the proximity of the site to the main campus. This could be easily achieved by walking, cycling or public transport, the applicants have also indicated that there is demand for accommodation of the students located on site within the college building.

The development will also support the recently completed blocks and works which as previously indicated are of a high-quality design, the creation of additional blocks in this location with the striking design of the college element will create visual interest into the street scene, supporting the design and character of the locality. The nearest residential occupiers (not inclusive of PBSA) are also sited some 200m from the site and no material harm by virtue of proximity, noise and light will arise from the proposal. As such the development is deemed to accord with all of the criteria of Policy H10 and is therefore acceptable in this regard.

It is therefore considered that both the principle for a replacement education facility and the delivery of residential accommodation is acceptable. Whilst the principle is established this is subject to the material considerations discussed in the succeeding sections of this report, and whether any of the impacts discussed would give rise to a significant and demonstrable level of harm which would outweigh the benefits of

delivering homes.

Impact on a Community Facility

As an educational facility the use is classed as a community use, regard is therefore given to Policies CO1 and CO2 of the adopted Local Plan which seeks to ensure that development proposals do not result in a loss of community facilities, unless improved facilities of an equivalent or greater size are provided elsewhere.

A sequential approach to community facilities is set out within the Local Plan, usually directing new community uses in or close to designated centres, although the principle is acceptable elsewhere subject to a sequential assessment being satisfied, demonstrating that no suitable locations are within centres. Whilst the site is out of centre, a sequential assessment is not required in this case given the existing use. There is however the potential for a temporary loss of education provision due to the demolition of the existing building and the potential shortfall during construction.

However, the applicants have confirmed that the college will remain operational throughout the course of the construction. This is to be achieved as the siting of the college building is within the existing parking and landscaped area to the east of the site. During which a temporary car parking solution is to be secured. Whilst the final details of this arrangement is to be secured via condition, temporary parking to the rear of the site, capacity in the adjacent sites (also in the applicants ownership) and a shuttle bus service from Warwick University will be secured to mitigate during this period.

Once the new building is completed, the demolition of the existing building and associated re-development will take place, again during this period temporary cycle and car parking provision will again be required. Given this arrangement the proposed development accords with Policies CO1 and CO2 of the adopted Local Plan and is therefore acceptable.

Design and Character

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

The National Planning Policy Framework, paragraph 130 states that "Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The NPPF further states (at paragraph 134) "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used)."

As previously indicated the scheme being considered contains in effect three blocks, two of which serving as purpose-built student accommodation and the other as the college campus building. To facilitate the development areas of landscaping are proposed for removal in order to accommodate the quantum of development proposed, whilst allowing the college to continue to operate. The siting of the buildings has been considered and the college being located to the south east of the site allows for a strong active frontage to be achieved, the re-design of the access and servicing area will also have greater synergy with the adjoining Phase 1 part of the scheme. The student block also protrudes closer to the road from the frontage of Blocks B and C whilst also stepping down to five storeys, the case officer considers that this adds further visual interest and responds well to the pattern of development and the layout of the site, the creation of a front courtyard area in front of the college and accommodation buildings creates a quality and inviting shared area with active surveillance.

There will be a central parking area with a residential block to the rear, with the other located to the west of the site, which can be accessed from both the front of the building and the rear parking/servicing area if required, this will allow for direct access to the refuse and cycle storage areas. There will also be direct access to areas of amenity space which are located around the site, residents will also benefit from the other shared areas of the adjoining phases of the development which further assists in the delivery of suitable amenity space.

It should be noted that the scheme being considered has been subject to some design amendments to the layout and design of the college element of the proposal which will have a prominent and primary frontage within the street scene. The Council's Property and Development Officer submitted an objection to the design of the proposals as landowner due to the building not being in their view suitably prominent on the principal corner of the site and that the PBSA and College Building should be in two separate blocks and should have an architectural contrast. It was also articulated that a greater frontage activation should be achieved. For the avoidance of doubt the Property and

Development Officer made these comments as landowner and does not influence design considerations as a decision maker within the Council's role as Local Planning Authority.

However, Urban Design Officers also raised comments in respect of the lack of active frontage and the materiality of the building. The applicants duly worked with the council to address the concerns. This has been done by amending the elevational treatment of the college block, creating a more striking and contemporary design, similar elevational treatments have been successfully adopted within city centre schemes, notably the new/refurbished Faculty for Arts and Humanities along Cox Street. There have also been internal alterations which now move the common room/shared areas within the residential block to the frontage, immediately to the east of the college, the frontage is therefore more active at ground floor level and will maximise the use of the hard and soft landscaping as opposed to having the primary entrances from the rear car park which was not deemed conducive to encouraging permeability through sites.

Overall, it is deemed that subject to conditions to secure the material palate, which will be expected to compliment the neighbouring buildings and with the quality cladding and level of glazing on the frontage of the college element of the building, together with a detailed landscaping scheme the proposal will exhibit a high quality design which will make a positive contribution to the character and appearance of the site and street scene by complimenting the adjacent phases and creating a focal point within the primarily residential part of Westwood Way, in accordance with Paragraph 130 of the NPPF (2023) and Policy DE1 of the adopted Local Plan (2016).

Residential Amenity

Part C of Policy H10 supports the delivery of student accommodation but highlights that the delivery should not be of detriment to existing residential occupiers, Policy H5 reaffirms this in the adopted Local Plan. Nearby residents have raised objections to the proposed development on the basis that the development would have a detrimental impact upon existing residents in the area due to the increase in traffic movements, the use of the site 24 hours a day as opposed to office hours, whilst increasing anti-social behaviour and increasing the risk of and perception of crime. The massing of the building has also been indicated to be of concern and may result in harm to existing residents.

When considering the proposed development it should be noted that the site is set a notable distance in excess of 200m from residential dwellings, the closest residential units are the adjacent phases of the Oaks development the scale and massing of the building is not therefore deemed to have an impact on residents, the separation distance set out the adopted Residential Design Guide states that 20m rear to rear relationships should be required between two storey dwellings, and where buildings are higher this should be increased to ensure a suitable relationship between habitable windows is achieved. In this case there is a range of separation distances between the blocks and adjacent phases of development, the range is between 17-21m. Whilst at the closest point there is a minor shortfall in separation distances, there is an established landscaped boundary which provides further screening between the existing and proposed PBSA units, as such no objections have been raised by Urban Design. The Case Officer also considers that given that the landscaping scheme is secured via condition there is an expectation and

mechanism that the more mature trees are to be retained thereby reducing the impact for both existing and future occupiers of the site.

When considering the noise impacts as a result of anti-social behaviour and the increased risk in the perception of crime, WM Police have been consulted and raise no objections to the proposed development. The scheme also benefits from the student units being managed with staff on site 24 hours per day, an operational management plan has also been secured in order to ensure that the site is operated in an appropriate way to minimise the risk of and perception of crime. The applicants are adopting the arrangement on the adjacent phases and there are not understood to be crime issues within these phases of the development. The layout of the site is also what is expected of such schemes in terms of principles for minimising crime by the use of active frontages providing passive surveillance, lighting throughout the site and secure access to the internal areas of the site together with the refuse and cycle storage areas. The site will be used more intensely insofar as the residential nature will operate beyond what would be expected for typical office hours, however there is no restriction on the hours of operation on the site and as such the use of the site by an operator 24 hours per day would not be classified as development and could therefore take place. The Case Officer also considers that the use of the site and the creation of a more active frontage could also be of benefit to the existing student occupiers with greater movements increasing the level of surveillance within and around the site.

In considering the above it is deemed that the proposed development has an acceptable impact on existing residential occupiers, whilst also providing a quality environment for future occupiers of the site, thereby according with Paragraph 130 of the NPPF (2023) and the aforementioned policies as set out.

Heritage Considerations/Archaeology

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.

The application has been supported by the archaeological desk-based assessment, as recommended during the pre-app process. However, the assessment has not included an archival visit, despite this being stipulated within the pre-app response and therefore the assessment is of more limited value, as it is lacking this additional information.

Recent archaeological evaluation carried out in August to the southeast did not encounter any archaeological remains. However, the archaeological monitoring for the adjacent site appears not to have been undertaken, thus preventing an effective assessment of the archaeological potential within this site and therefore it is not possible to conclusively discount that potential.

It is therefore recommended that should permission be granted for the site, that a condition is included for archaeological monitoring during construction. The inclusion of such a condition is consistent with planning policy contained in NPPF and the Coventry Local Plan. NPPF Paragraph 205 states “Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible” and the Coventry Local Plan HE2 states “Where material change to a heritage asset has been agreed, recording and interpretation should be undertaken to document and understand the asset’s archaeological, architectural or historic significance.

The scope of the recording should be proportionate to the asset’s significance and the impact of the development on the asset. The information and understanding gained should be made publicly available, as a minimum through the Coventry Historic Environment Record”. All works must be carried out in full accordance with the Chartered Institute of Archaeologists standards and guidance.

This application is therefore considered to be in accordance with Policy GE3 and HE2 of the Local Plan and Section 16 of the NPPF.

Highway Considerations

Policy AC1 ‘Accessible Transport Network’ states that development proposals which are expected to generate additional trips on the transport network should: a) Integrate with existing transport networks including roads, public transport and walking and cycling routes to promote access by a choice of transport modes. b) Consider the transport and accessibility needs of everyone living, working or visiting the city. c) Support the delivery of new and improved high quality local transport networks which are closely integrated into the built form. d) Actively support the provision and integration of emerging and future intelligent mobility infrastructure.

Policy AC3 of the Local Plan acknowledges that the provision of car parking can influence occurrences of inappropriate on-street parking which can block access routes for emergency, refuse and delivery vehicles, block footways preventing access for pedestrians, reduce visibility at junctions and impact negatively on the street scene. Proposals for the provision of car parking associated with new development will be assessed on the basis of parking standards set out in Appendix 5. The car parking standards also include requirements for the provision of electric car charging and cycle parking infrastructure.

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

In this case the development proposals include the demolition of the existing Mathematics and Science College education building, which can currently accommodate up to 220 students to create a new purpose-built college that can facilitate 150 students. The applicants have indicated that the site will have a total of 23 full time equivalent staff operating across the site, the two student blocks will also be operating within the site.

As proposed the applicants are seeking to deliver a total of 25 parking spaces within the site for the college use including 3 no. accessible bays across the student development, a servicing and drop off bay in excess of 20m in length will be provided for very short stays, this is located to the front of the site within the shared access to Phase I. Highways are satisfied that the quantum of parking is sufficient for the college use, and that with the existing parking restrictions and available infrastructure, and planned improvements to pedestrian and cycle links, that with suitable contributions, the impact of the shortfall of student car parking can be adequately managed.

To support the application the applicants have undertaken a comprehensive transport assessment which identifies that the application site is located approximately 1.3km (0.8 miles) walking distance to the centre of the University of Warwick (UoW), which equates to a walking journey time of approximately 15 minutes or a cycling journey time of approximately 5 minutes. Other local facilities such as Cannon Park Shopping Centre and Tile Hill Railway Station are located within 1.8km (1.1 miles) and 2.7km (1.7 miles) walking distance respectively from the site.

When applying the council's adopted car parking standards as set out in Appendix 5 there is a requirement for 1 car parking space per 2 FTE staff for the College and 1 car parking space per 4 bedrooms for the PBSA. The applicants have provided a vehicle demand survey was carried out at the existing site on 15th February 2023 which identified a peak parking demand of 22 cars. The proposed College will be able to accommodate up to 150 students compared to the existing building which could accommodate up to 220 students therefore, the 25 car parking spaces proposed is deemed proportionate and acceptable for what is required at peak times.

It is also considered that the car free nature of the student accommodation will encourage future occupiers to use sustainable travel modes in the form of walking, cycling and existing bus services. To maximise the use of these sustainable travel modes, the Highway Authority has requested a suite of contributions towards the enhancement of the existing footway, delivery of a cycle way along Westwood Way, provision of a West Midlands Cycle Hire docking station, and Mobility Credits to further encourage future occupants to make use of the existing and new sustainable modes of transport, it should also be noted that the legal agreement will also have a clause stating that occupiers cannot park on site to prevent additional parking demand.

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

The applicants are proposing a policy compliant level of cycle provision, which is to be located between blocks A and B. The total requirement for the cycle provision is;

- Block A - 25 long-term spaces and 5 visitor spaces = 30 spaces
- Block B - 38 long-term spaces and 8 visitor spaces = 46 spaces
- Sheffield stands provide an additional 3no. parking spaces to the North of block C.

There is also likely to be an element of 'double counting' on the cycle provision provided as a number of students occupy other phases of the Oaks development which also provide policy compliant levels of cycle parking. When considering servicing and refuse arrangements tracking diagrams have been provided to demonstrate that servicing vehicles can manoeuvre within the site and exit safely in a forward gear which have also been considered and accepted by the Highway Authority. Overall therefore, subject to the contributions set out under 'Developer Contributions' at the end of this report, together with suitably worded conditions it is considered that the development as proposed is acceptable and will not have a detrimental impact upon the highway network. It is therefore deemed that the application is acceptable in this regard.

Drainage & Flood Risk

Policy EM4 for the Local Plan states that all major developments must be assessed in respect of the level of flood risk from all sources and that all opportunities to reduce flood risk in the surrounding area must be taken, including creating additional flood storage. Furthermore, Policy EM5 states that all development must apply SuDS and should ensure that surface water runoff is managed as close to its source as possible.

When determining planning applications, Local Planning Authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:

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

The Environment Agency have been consulted on the application and confirmed that whilst there is a culvert on the application site, this falls within the jurisdiction of the Lead Flood Authority, and as such they have no objections to the proposal.

The Lead Flood Authority have been consulted on the application and confirmed following careful consideration of the submitted documents in support of this application that there are no objections subject to the inclusion of appropriate conditions and informatives, Furthermore the inclusion of a raingarden within this development is welcomed addition

to the development and that further information will be required at the detailed design stage.

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

Contaminated Land/Air Quality

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

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

Policy H3 of the Local Plan states that a suitable residential environment will be safe from environmental pollutants such as land contamination, excessive noise and air quality issues.

The applicants have submitted an air quality and sustainability statement which indicates that no gas will be provided within the site and there will therefore be a reliance on electric and air source heat pumps to serve the proposed buildings, the applicants are also proposing the use of PV panels which is supported and are deemed to compliment the shift towards less reliance on the private car for student accommodation which, although a greater quantum of development within the site, will not lead to significant impacts in terms of air quality.

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 in respect of a construction and environmental management plan, together with the remediation strategy and a further noise assessment to ensure that the upper limits of noise as set out in the noise report are met, should these levels not be met as proposed then the condition would require further mitigation, for example in the form of acoustic screening around any plant to ensure the noise levels are in accordance with the relevant British Standards, with these conditions attached the application is therefore considered to be in accordance with Policy DE1, H3 and H10 of the Local Plan.

Ecology

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

- Lead to a net gain of biodiversity, where appropriate, by means of an approved ecological assessment of existing site features and development impacts.

- Protect or enhance biodiversity assets and secure their long-term management and maintenance.
- Avoid negative impacts on existing biodiversity; and
- Preserve species which are legally protected, in decline, are rare within Coventry or which are covered by national, regional or local Biodiversity Action Plans.

The application site is located within an ecologically sensitive area of the City, with records of hedgehogs, pipistrelle bats, moles, common lizards, frogs and toads, smooth and great crested newts within 0.5km and located within close proximity to Westwood Way Pond and Ten Shilling Wood Field LWSs and Ten Shilling Wood and Park Wood Ancient Woodlands.

Habitats

The majority of the main development area comprises of modified grassland, other woodland; broadleaved, built-up areas and gardens, buildings and other developed land. Landscaping plans submitted with the application indicate that 19 trees are being planted on site, whereas 26 are being removed, the NPPF guidance suggests that trees that are lost should be replaced like for like, and therefore the loss of 7 trees overall in the proposal is unacceptable. The trees removed are most commonly Common Oak, Scarlet Oak, Common Hazel and Wild Cherry, these species should make up the bulk of those replanted. This will be addressed further with the Tree Protection of the report.

The Preliminary Ecological Appraisal draws on data and surveys which indicate that the development has the potential to have an impact on Great Crested Newts, nesting birds, bats, badgers and hedgehogs. A variety of measures including bird boxes, bat bricks, insect houses and hedgehog houses are to be incorporated into the development with timings for management outlined within the LEMP are proposed to offset such potential impacts. Colleagues within Ecology have assessed these and have confirmed there are no objections to the proposals.

The Biodiversity Metric submitted with the application suggests there will be a 46.85% net loss in biodiversity, along with a loss of 3.67 habitat units. If design changes are not feasible at this stage, then it is recommended that off-site compensation is undertaken, either on land within the Clients ownership or through a third-party scheme including liaison with the Local Planning Authority over partnerships with Local Wildlife Sites. It should be noted that any habitat creation is required to be managed in perpetuity to ensure habitats meet the target conditions (which for the purposes of BNG is considered to be 30 years). Monitoring of this should be implemented through an appropriate LEMP. Alternatively, according to the Warwickshire Biodiversity Impact Assessment Metric, this biodiversity loss requires a financial contribution of £167,815, which could be spend enhancing the nearby sites.

Overall, whilst the development does result in a loss of biodiversity and existing trees, when weighing the impact of these features against Paragraph 11 of the NPPF and whether the loss would be to an extent of which would cause significant and demonstrable harm to which would outweigh the granting of planning permission, it is not considered that the development does result in this level of harm given the agreed mitigation which has been agreed by the applicants to deliver enhanced biodiversity off-site. This

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

Arboricultural Considerations

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.

As originally submitted the council's Tree Officer raised objections to the proposed development due to the loss of trees within the site. During the course of the application the case officers have sought to explore the possibility of whether additional trees can be retained as part of the redevelopment of the site. However, the applicants have indicated that further amendments to the layout would give rise to design challenges, primarily in respect of car parking. The applicants have also provided a comprehensive tree survey and have also undertaken value assessments of the trees within the site against relevant measuring tools including CAVAT to ascertain the value of the trees within the site.

It should be noted that of the trees being removed, there are no protected trees or indeed category A trees being lost, although circa 30 category B and C trees are required for removal. When assessing this loss against policy, it is considered that whilst not the optimum outcome for the Local Planning Authority, which seeks tree retention where possible, Policy GE4 does allow for replacement planting to be provided to off-set the trees being lost within the site. In response the applicants have submitted a quality landscaping scheme which will create a quality environment. However it is acknowledged the same level of tree cover is not achieved within the site.

To assist with the mitigation, the council's ecology officer has agreed that monies through the loss of biodiversity will be used for additional tree planting for net gain. However, for biodiversity purposes there may be a loss of amenity value of the trees still resulting from the development. To address this concern the Case Officer, in consultation with the Tree Officer has worked with the applicants in the spirit of Para 38 of the NPPF to find an acceptable solution to allow for additional tree planting in the vicinity of the site. To this end the applicants have agreed to a sum of £38,230.00 for the replacement of trees within the vicinity of the site, to mitigate the loss of amenity value. The Case Officer is working with tree officers currently to identify the most suitable locations within the immediate vicinity of the site to ensure the monies suitably mitigate the loss of trees within the site in accordance with the aforementioned policies. With this mitigation and the securing of a quality landscaping scheme within the site it is considered that the impact on trees has been suitably mitigated in this case, and when weighing against other local plan policies and Paragraph 11 of the NPPF is acceptable.

Developer Contributions

Policy IM1 ‘Developer Contributions for Infrastructure’ states that development will be expected to provide or contribute towards provision of: a) Measures to directly mitigate its impact and make it acceptable in planning terms; and b) Physical, social and green infrastructure to support the needs associated with the development.

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

Consultee/Purpose	Details	Agreed Sum
Highways – Footway Improvement Works	Towards the upgrade of the existing footway and installation of a cycleway along Westwood Way.	£55,549.45
Highways – WM Cycle Hire Station	Delivery of one 12 space Cycle Docking Station	£49,050.00
Highways – Travel Plan Monitoring	To monitor the modal shift target set out in the approved travel plan for a period of five years post completion.	£6,800.00
Highways – Mobility Credits	(£45,632 Student & £4,140 Staff) for the provision of mobility credits prior to first occupation.	£49,772.00
Highways - Credits for WM Cycle Scheme	Towards credits for the WM Cycle Hire Scheme based on a maximum of £1,200 per year.	£6,200.00
Ecology – Biodiversity Off-setting	Towards off-site ecological mitigation as a result of the loss created as a result of the development.	£167,815.00
Trees – Replacement Planting	Towards replacement trees within the vicinity of the site which are of amenity value.	£38,230.00
Total		£373,416.45

The developer has agreed to the requested contributions. It should also be noted that the residential accommodation will be secured as student accommodation only in accordance with Policy H10 of the adopted Local Plan (2016) to which the applicants are also agreeable.

Overall Planning Balance

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.

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.

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 purpose-built educational facilities, would provide social benefits to those attending the NatMatSci College. These matters consequently weigh in favour of the application. As such, the proposed development would satisfy the social role of sustainable development.

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, whilst the proposal would result in a net loss in biodiversity of 46.85% this can be compensated through the financial contribution to be spent enhancing nearby sites, therefore satisfying the environmental role of sustainable development.

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 (2023).

Equality Implications

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

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

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

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

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

Conclusion

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity, highway safety, ecology or infrastructure, subject to relevant conditions and contributions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS3, H10, DE1, JE3, JE4, GE3, GE4, AC3, AC4, EM5, EM6 and EM7 of the Coventry Local Plan 2016, together with the aims of the NPPF.

CONDITIONS / REASONS

1.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Location Plan. Drawing: 21157-56T-P0-00S-D-A-001-P01</p> <p>Proposed Site Plan. Drawing: 21157-56T-P0-00F-D-A-001-P06</p> <p>Proposed Phase 1 Plan. Drawing: 21157-56T-P3-00S-D-A-001-P01</p> <p>Proposed Phase 2 Plan. Drawing: 21157-56T-P3-00S-D-A-002-P02</p> <p>Proposed Demolition Plan. Drawing: 21157-56T-P3-00S-D-A-003-P02</p> <p>Proposed Block B North and East Elevations. Drawing: 21157-56T-P6-ZZZ-D-A-002-P03</p> <p>Proposed Block B South and West Elevations. Drawing: 21157-56T-P6-ZZZ-D-A-003-P03</p> <p>Proposed Block C Elevations. Drawing: 21157-56T-P6-ZZZ-D-A-003-P02</p> <p>Proposed Block A Elevations. Drawing: 21157A-56T-P6-ZZZ-D-A-001-P01</p> <p>Block A Proposed Ground Floor Plan. Drawing: 21157A-56T-P4-00F-D-A-001-P01</p> <p>Block A Proposed First to Fifth Floor Plan. Drawing: 21157A-56T-P4-01F-D-A-001-P01</p> <p>Block A Proposed Roof Plan. Drawing: 21157A-56T-P4-RFF-D-A-001-P01</p> <p>Block B Proposed Ground Floor Plan. Drawing: 21157B-56T-P4-00F-D-A-001-P03</p> <p>Block B Proposed First to Fourth Floor Plan. Drawing: 21157B-56T-P4-01F-D-A-001-P01</p> <p>Block B Proposed Fifth Floor Plan. Drawing: 21157B-56T-P4-05F-D-A-001-P02</p> <p>Block B Roof Plan. Drawing: 21157B-56T-P4-RFF-D-A-001-P03</p> <p>Block C Proposed Ground Floor Plan. Drawing: 21157C-56T-P4-00F-D-A-001-P01</p>
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Block C Proposed First Floor Plan. Drawing: 21157C-56T-P4-01F-D-A-001-P01
 Block C Roof Plan. Drawing: 21157C-56T-P4-RFF-D-A-001
 Block C Proposed Second to Fourth Floor Plans. Drawing: 21157C-56T-P4-ZZF-D-A-001-P01
 Proposed Section A-A and B-B. Drawing: 21157-56T-P5-ZZZ-D-A-001-P02
 Proposed Section C-C and D-D. Drawing: 21157-56T-P5-ZZZ-D-A-002-P02
 Proposed Bike Shelter. Drawing: 21157-56T-P7-00S-D-A-001
 Landscape Masterplan. Drawing: LA5681 002 Rev. F
 Hard Landscape Proposals. Drawing: LA5681-004 Rev. B
 Soft Landscape Proposals. Drawing: LA5681-005 Rev. B
 Typical Tree Pit Details. Drawing: LA5681-006

Supporting Reports:

Air Quality Assessment. Project No. 91968.564325
 Detailed Arboricultural Assessment. Reference: PR1039
 Ecological Impact Assessment. Project No: 91968.560631 Rev 2
 Energy Statement. Reference: Project No. 22066
 Flood Risk Assessment & SuDS Strategy. Reference: P22277-HWA-ZZ-XX-RP-C-5000
 Preliminary Geo-Environmental Risk Assessment (Part 1 of 5) Project No. 22.1928.05 / 91968.562917
 Preliminary Geo-Environmental Risk Assessment (Part 2 of 5) Project No. 22.1928.05 / 91968.562917
 Preliminary Geo-Environmental Risk Assessment (Part 3 of 5) Project No. 22.1928.05 / 91968.562917
 Preliminary Geo-Environmental Risk Assessment (Part 4 of 5) Project No. 22.1928.05 / 91968.562917
 Preliminary Geo-Environmental Risk Assessment (Part 5 of 5) Project No. 22.1928.05 / 91968.562917
 Geo-environmental Assessment (part 1 of 2) Project No. 91968.563306 / 22.1928.05
 Geo-environmental Assessment (part 2 of 2) Project No. 91968.563306 / 22.1928.05
 Landscape Ecological Management Plan LA5681-LEMP-01
 Noise Impact Assessment Project No. 91968.565476 Rev 3
 Odour Management Plan Project No. 91968.561473
 Sustainability Statement Project No. 22066
 Thermal Overheating Report Project No. 22066
 Utilities Statement Project No. 22066
 Transport Assessment 23014 NatMatSci TA Rev 4
 NMSC Travel Plan Westwood Way, Coventry TP: NatMatSci College Rev 3
 PBSA Travel Plan 23014 NatMatSci TP Accom Rev 3
 Ground Gas Assessment and Remediation and Verification Strategy Project No: 91968.578033 Rev 2

Reason

For the avoidance of doubt and in the interests of proper planning

2.	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>
3.	The student accommodation hereby permitted shall be occupied by no more than 248 permanent residents at any time.
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>
4.	The works hereby approved shall only be carried out in strict accordance with British Standard BS3998: 2010 - Tree Work Recommendations, or any equivalent standard. All tree surgery works undertaken must be compliant with current guidance on biosecurity.
Reason	<i>To ensure that the works are carried out in the best interests of the health of the trees in accordance with Policies GE3 and GE4 of the Coventry Local Plan 2016.</i>
5.	No development or other operations (including any demolition, site clearance or other preparatory works) shall commence unless and until the tree protection measures identified in the approved application documentation have been put into place in strict accordance with the approved details and thereafter, they shall remain in place during all construction work. In addition 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 canopy or root protection area 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 carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and that 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).
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>
6.	Notwithstanding the submitted details, 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

	<p>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 development hereby permitted; and all planting shall be carried out in accordance with the approved details within the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes; in the opinion of the Local Planning Authority; seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations.</p>
Reason	<p><i>To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GE1 and DE1 of the Coventry Local Plan 2016.</i></p>
7.	<p>No part of the residential accommodation hereby permitted shall be occupied unless and until the external amenity space has been laid out and provided in full accordance with the details shown on the approved plans and thereafter shall remain available for use at all times.</p>
Reason	<p><i>In the interests of the amenities of the future occupants of the residential accommodation in accordance with Policy DE1 of the Coventry Local Plan 2016.</i></p>
8.	<p>The residential accommodation hereby permitted shall not be occupied unless and until the bin storage areas have been provided in full accordance with the details shown on the approved plans and thereafter, they shall remain available for use at all times and shall not be removed or altered in any way.</p>
Reason	<p><i>In the interests of the amenities of the future occupants of the residential accommodation in accordance with Policy DE1 of the Coventry Local Plan 2016.</i></p>
9.	<p>Prior to first occupation sprinklers shall be fitted to all rooms in the Blocks A and B (Student Accommodation) in full accordance with BS 9999:2008 and Building Regulations Approved Document Part B1 2013 and thereafter shall remain in place at all times and be maintained in full accordance with the manufacturer's recommendations.</p>

Reason	<i>To ensure access by the fire service in the interests of safety in accordance with Policy DE1 of the Coventry Local Plan 2016.</i>
10.	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>
11.	Prior to their incorporation into the development, details of: -window/ door frame colour and materials; -glazing details; -brick and mortar details; -cladding details including colour/finish and profile, fixing systems and joint details; -details of any rainwater goods; -details of any vents/grilles; -details of roof top safety rail systems; and -details of any plant enclosure or similar structures shall be submitted to and approved in writing by the Local Planning Authority. These details shall be installed only in full accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.
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>
12.	No development shall commence above slab level unless and until a Sustainable Building Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall demonstrate how the requirements of Local Plan Policy EM2 (Building Standards) have been met. The development shall not be occupied unless and until all the works within the approved scheme have been completed in strict accordance with the approved details and thereafter the works shall be retained at all times and shall not be removed or altered in any way.
Reason	<i>To comply with the provisions of the NPPF and in accordance with Policy EM2 of the Coventry Local Plan 2016.</i>
13.	The development shall only be undertaken in accordance with the approved ground gas assessment and remediation strategy as set out under INSER DOC REF unless consent is otherwise obtained in writing from the Local Planning Authority. The approved remediation scheme shall ensure that the site is in a suitable condition for residential occupation, ensuring 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>
14.	Prior to their incorporation into the development hereby permitted, a package of measures to minimise the impact of the development upon local air quality shall be submitted to and in writing by the Local Planning Authority. These measures shall have consideration of the following: - (i) Provision for electric vehicle recharging points or dwellings to be made 'EV-ready' so a power connection is available to install an EV charge point as required; (ii) 10% of parking provision to be for EV re-charging on non-residential development (iii) Use of low NOx boilers (to have a maximum dry NOx emissions rate of 40mg/kWh); (iv) A construction method statement demonstrating how dust and noise emissions are to be mitigated during construction. The measures shall be installed in full accordance with the approved details prior to first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.
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>
15.	Prior to the first occupation of the development hereby permitted, the noise mitigation measures as identified within the submitted and approved noise report shall be carried out in full. A verification report shall be submitted and approved in writing by the Local Planning Authority prior to the first occupation of the student accommodation ensuring that background noise levels for residential development meet the 'Good' criteria set out in British Standard 8233 'Sound Insulation and Noise Reduction for Buildings' together with any mitigation measures that are required to achieve this if required. The report shall also demonstrate that outdoor garden and leisure areas associated with this development meet the 55dB limit as required by the World Health Organisation (WHO). Any further details shall also be completed in full accordance with any additional recommendations and thereafter shall not be removed or altered in any way.
Reason	<i>To protect the amenities of future occupiers from road traffic noise and general disturbance in accordance with Policy H3 of the Coventry Local Plan 2016.</i>
16.	No demolition/development shall take place/commence until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives; and:

	<ul style="list-style-type: none"> - The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works - The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.
Reason	<i>To ensure that the development does not have a detrimental impact upon archaeological assets in accordance with Policy HE2 of the adopted Local Plan (2016).</i>
17.	Prior to occupation of the proposed dwellings/development hereby approved the car parking areas shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority and the car parking area(s) shall not thereafter be used for any other purpose than the parking of vehicles.
Reason	<i>To ensure the satisfactory provision of off-street vehicle parking facilities in accordance with the Council's standards and in the interests of highway safety and the satisfactory development of the site in accordance with Policies AC1,AC2 and AC3 of the Coventry Local Plan 2016.</i>
18.	The cycle parking facilities shall be provided in full accordance with the approved details prior to first occupation of the student accommodation hereby permitted 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>
19.	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

	<p>piling together with details of how any associated vibration will be monitored and controlled; and - a scheme for recycling / disposing of waste resulting from demolition and construction works. Thereafter, the approved details within the CMP shall be strictly adhered to throughout the construction period and shall not be amended in any way.</p>
Reason	<p><i>The agreement of a Construction Management Plan prior to the commencement of development is fundamental to ensure a satisfactory level of environmental protection; to minimise disturbance to local residents and in the interests of highway safety during the construction process in accordance with Policies EM7, AC1 and AC2 of the Coventry Local Plan 2016.</i></p>
20.	<p>The Travel Plan hereby approved shall be implemented in full accordance with the details specified therein. The Travel Plan, as approved shall be monitored and reviewed in accordance with the approved Travel Plan targets and shall not be amended in any way.</p>
Reason	<p><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></p>
21.	<p>The development shall not be occupied until full engineering and constructional details have been submitted to, and approved in writing by the Local Planning Authority, for the extension / works to the existing public highway footway. The works shall be carried out in full accordance with the agreed details.</p>
Reason	<p><i>To ensure that the development provides a safe, suitable and convenient access for all future users in accordance with Policies AC2, AC3 and AC4 of the adopted Local Plan (2016).</i></p>
22.	<p>Prior to the first occupation of the building hereby permitted, a student management scheme shall be submitted to and approved in writing by the Local Planning Authority; which sets out clear arrangements for the beginning and end of terms for students moving into and out of the accommodation. Thereafter the building shall only operate in full accordance with the approved details which shall not be amended in any way.</p>
Reason	<p><i>To ensure that there will not be a detrimental impact upon highway safety as a result of peak season drop off and picks ups at respective term times in accordance with Policies AC2, AC3 and AC4 of the adopted Local Plan (2016).</i></p>