

**Planning Committee:** 15 August 2023

**Item Number: 5**

**Application No:** [W 23 / 0195](#)

**Town/Parish Council:** Burton Green  
**Case Officer:** Lucy Hammond

**Registration Date:** 09/02/23  
**Expiry Date:** 20/04/23

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**Land at Gibbet Hill Road and Westwood Heath Road, Coventry.**

Outline application (with all matters reserved) for the creation of University of Warwick Social Sciences Quarter (Use Class F.1(a)) through the provision of up to 32,000 sq.m. of floor space together with all associated works and infrastructure. FOR University of Warwick

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This application is being presented to Planning Committee due to the number of objections received and also because it is recommended that planning permission be granted subject to the completion of a legal agreement.

**RECOMMENDATION**

Planning Committee are recommended to GRANT planning permission, subject to the conditions listed at the end of this report and a Section 106 Agreement to secure the necessary financial contributions/obligations as set out in this report.

Planning Committee are also recommended to delegate authority to the Head of Place, Arts & Economy in consultation with the Chair of Planning Committee to finalise the terms of the Section 106 agreement including any variation to, or clarification of, the sums requested where the revised sums are agreed by the relevant consultee and meet the relevant statutory test together with necessary alterations to the final list of conditions.

Should a satisfactory Section 106 Agreement not have been completed within four months of the date of Committee or, in the opinion of Officers, insufficient progress has been made within this period to warrant the agreement of additional time to complete the Agreement, Planning Committee are recommended to delegate authority to the Head of Place, Arts & Economy to REFUSE planning permission on the grounds that the proposal makes inadequate provision in respect of the issues the subject of that agreement.

**DETAILS OF THE DEVELOPMENT**

This is an outline planning application with all matters reserved for subsequent approval which seeks approval for the creation of the University of Warwick Social Sciences Quarter (Use Class F.1(a)) through the provision of up to 32,000 sq.m. (maximum) of floor space together with all associated works and infrastructure.

At this point in time no indicative drawings of either a site layout or the building(s) themselves have been presented for consideration so it is unknown whether or

not the new Social Sciences Quarter would comprise one single building or a series of buildings which cumulatively make up the proposed maximum amount of floor space. The submitted Parameters Plan however indicates that part of the site would accommodate built form of up to four storeys or a maximum ridge height of 18.5 metres, while the remaining part of the site would accommodate built form up to seven storeys or a maximum ridge height of 30 metres. The heights denoted on the Parameters Plan do not include any necessary plant or equipment which may be located on the rooftop(s) of the building(s). The Parameters Plan clearly denotes a no development zone around the perimeter of the application site, in which it is proposed to have no built development. These areas of the site would be reserved for landscaping and/or ecological enhancements and are intended to be left open, reflecting the edge of campus location of the site.

Details of access are not included with this outline submission and are reserved for subsequent approval, together with matters of appearance, landscaping, layout and scale. Outline permission is therefore sought to establish a suitable development framework for the University's new Social Sciences Quarter for the Faculty of Social Sciences, which proposes a maximum overall quantum of development of up to 32,000sq.m. of education floor space (GIA).

## **THE SITE AND ITS LOCATION**

The main campus of the University of Warwick (UoW) straddles the administrative boundary between Warwick District Council and Coventry City Council and extends to 189 hectares in total. The application site on which the new Social Sciences Quarter is proposed falls entirely on the Warwick side of the administrative boundary and is presently undeveloped land.

The site is bound on the northern side by Westwood Heath Road and on the eastern side by Gibbet Hill Road which is the primary road running north to south through the UoW's campus. To the south is the Scarman Conference Centre and carpark and immediately to the west is a builder's yard (accessed off Westwood Heath Road).

Within a wider radius of the site, particularly to the north-east, east, south and south-west there are a range of university buildings, associated car parks and purpose-built student accommodation. Further west, along Westwood Heath Road, there are residential properties, the nearest of which are approximately 250 metres away from the closest point of the application site. There is also the Grade II listed St John's Church, located approximately 100 metres from the closest part of the western site boundary.

The site is an open area of land, and while it is understood to have been used informally for recreational purposes by students, is not designated in any formal capacity as an 'open space' or 'sport and recreation facility'. It is therefore simply an undeveloped parcel of land within the UoW's ownership. It is further noted that there is a piece of public art within the southern portion of the site which is proposed to be re-located to another site within the campus as part of these proposals.

No part of the site is within the West Midlands Green Belt and there are no other relevant planning constraints or landscape designations.

## **PLANNING HISTORY**

There is extensive planning history at the UoW, much of which is not relevant to this application site or area of the campus. That which is relevant to the consideration of this outline application, including an earlier permission granted on the Coventry side of the administrative boundary, is summarised below for the purposes of providing the context to this application.

### **Relevant background and planning context**

In 2009, the UoW Masterplan was granted outline permission by both Warwick District and Coventry City Councils and this had a life of ten years. The permission and its accompanying S.106 Agreement made provision across the campus for:

- 171,000 sq.m. of additional floor space
- A maximum of 5,422 car parking spaces across the campus
- 'Development Zones' with specific use, floorspace and height limits
- A Travel Plan to encourage more sustainable forms of transport and to limit car trips

The proposals covered by the Masterplan were largely built out, but the 2009 Masterplan permission has now lapsed.

The Capital Plan hybrid application (CPH) was approved in 2019 by Coventry City Council as all projects were located entirely within Coventry's administrative boundary. The CPH application proposed c.60,000 sq.m. of new academic floorspace. Of this, c.40,500 sq.m. has been built leaving c.19,500 sq.m. which has not been developed. Up to 1,000 additional car parking spaces were approved which have been delivered.

With regard to the application site edged red, there is no planning history.

Work is currently underway on the UoW's new Masterplan which is intended to provide a framework for the preparation of the UoW's development to 2031, to approve the level and broad location of growth on campus and agree mitigation such as transport and biodiversity through a Framework S.106 which will apply to future applications. It is anticipated this would take the form of a Supplementary Planning Document (SPD) likely to cover a 10-15 year period which would be reviewed and will cover the whole campus landholding i.e. both Warwick and Coventry's administrative areas. At this present time, there is no draft of the SPD and no confirmed date by which one is likely to be submitted for consultation.

The absence of a current Masterplan is not a reason to delay the consideration of development proposals at the UoW, nor is it premature of the UoW to make an application for a particular proposal ahead of a new Masterplan being approved. This particular point is covered in more detail within the principle of development section below.

## **RELEVANT POLICIES**

- National Planning Policy Framework

## Warwick District Local Plan 2011-2029

- DS5 - Presumption in Favour of Sustainable Development
- PC0 - Prosperous Communities
- MS1 - University of Warwick
- SC0 - Sustainable Communities
- BE1 - Layout and Design
- BE3 - Amenity
- TR1 - Access and Choice
- TR2 - Traffic generation
- TR3 - Parking
- HS1 - Healthy, Safe and Inclusive Communities
- HS2 - Protecting Open Space, Sport and Recreation Facilities
- CC1 - Planning for Climate Change Adaptation
- CC3 - Buildings Standards Requirements
- FW1 - Development in Areas at Risk of Flooding
- FW2 - Sustainable Urban Drainage
- FW3 - Water Conservation
- HE4 - Archaeology
- NE1 - Green Infrastructure
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- NE3 - Biodiversity
- NE4 - Landscape
- NE5 - Protection of Natural Resources
- DM1 - Infrastructure Contributions

## Guidance Documents

- Air Quality & Planning Supplementary Planning Document (January 2019)
- Parking Standards (Supplementary Planning Document- June 2018)
- Open Space (Supplementary Planning Document - April 2019)
- Coventry City Council - Tall Buildings Design Guide & Three Spires View Management Framework SPD (Dec 2022)

[Officer note - while this is a Coventry City Council SPD and the application site falls entirely within the administrative boundary of Warwick, it is relevant insofar as the site is adjacent the boundary with CCC and accordingly any development should still take into account the impact on views from neighbouring residential areas.]

## **SUMMARY OF REPRESENTATIONS**

**Burton Green Parish Council:** provided the following comments -

- the greenfield site currently acts as a natural green break between the University buildings and Westwood Heath; some of this natural landscaping should be preserved as a visible differential between the University and its surroundings;
- the existing established hedgerow should be retained for ecological as well as visual amenity reasons; and
- the site is known to become water logged at times of increased rainfall

**Tree Officer:** No objections subject to condition

**Coventry City Council:** No objection subject to the retention of the no development zone remaining as landscaping; potential concern regarding the extent of hardstanding

**Health & Community Protection - Environmental Sustainability:** No objection subject to conditions and a legal agreement prohibiting the re-use of the existing Social Sciences building without permission from the LPA

**LLFA:** No objection subject to conditions

**WCC Landscape:** No objection in principle subject to the submission of a Landscape and Visual Appraisal (LVA). Following receipt of the LVA some concern remains regarding the proposed heights, scale and massing of buildings but it is acknowledged that this can be dealt with through the submission of further necessary information secured by condition which would need to be submitted for approval prior to the submission of Reserved Matters. It is also acknowledged that the final design and layout together with detailed landscaping proposals will form part of the assessment during the Reserved Matters stage.

**WCC Ecology:** No objection subject to conditions

**Warwickshire Fire & Rescue:** No objection subject to condition

**WCC Archaeology:** No objection subject to condition

**WDC Conservation:** Indicative proposals suggest there could be some impact on the setting of the Grade II listed church to the west amounting to less than substantial harm; detailed contextualised visuals together with additional justification for the proposed scale and massing together with setting out what the public benefits are will be necessary in any forthcoming reserved matters application(s).

**WCC Highways:** No objection subject to S.106 obligations in relation to cycling and pedestrian improvements as well as a financial contribution towards buss passenger environments in Leamington Spa (transport hub)

### **Public Response:**

10 objections received raising the following material planning considerations:-

- Impact on traffic and additional congestion
- Development will impact on the character of the area
- Siting is too close to the roundabout
- Increase in noise
- Harm to the Green Belt [Officer clarification - the site is not in the Green Belt]
- The land is a local sport utility for a number of schools
- Loss of biodiversity and impact on ecology
- Proposed height would be out of keeping
- Impact on flooding and drainage concerns
- How does this fit in with the new Masterplan to 2030?

Other non-material planning considerations were also raised, including, but not limited to:-

- Existing unused buildings should be re-purposed
- Land is potentially a route for the bypass (least objectionable option to residents) and this will become unviable should the development go ahead
- What happens to the existing use of the land?
- What happens to existing buildings which become vacated?
- Refurbishing vacant buildings would be more sustainable
- Poor communication with the local community
- Reference made to other developments which have been refused planning permission in the past
- The application should not have been made before the Masterplan is finalised

1 support comment stating the following:

- The development will have a positive impact on the local economy and employment

## **ASSESSMENT**

The main issues relevant to the consideration of this application are as follows:-

- Principle of development;
- Visual impact / character of area, including impact on landscape;
- Impact on heritage assets;
- Impact on neighbouring/residential amenity;
- Highway safety, access and parking;
- Impact on ecology;
- Drainage;
- S.106 obligations; and
- Any other relevant considerations.

### Principle of development

Policy MS1 of the Warwick District Local Plan 2011-2029 states that development at the University will be permitted in line with an approved Masterplan or Development Brief as agreed with the relevant local planning authorities. The Masterplan should set out how proposals will contribute to the University delivering a world-class educational campus including the range of uses associated with that. It will provide the framework within which further planning applications will be determined. As such the Masterplan should:

- a) Identify the physical and economic context;
- b) Identify the development principles to underpin future development proposals;
- c) Identify the location of developments, demonstrating how proposals will mitigate any potential adverse impacts; and
- d) Identify how the proposals support the vitality of the local and/or sub-regional economy.

The explanatory text to the policy acknowledges, at 3.142, the important role of the University of Warwick (UoW) in the local economy and as an institution of Higher Education of international importance and notes that the majority of development to date (since it was founded in 1965) has been on the Coventry side

of the boundary. It also refers to the 2009 Masterplan and the intention for this to be updated during the plan period. The removal of the majority of the campus from the Green Belt is noted at 3.143, which recognises the need for the UoW to be able to grow within its existing boundaries.

Perhaps most importantly is 3.144 which states that in the event other development proposals for the site not included in the masterplan be put forward, these will be considered in light of points (a) to (d) in Policy MS1 as well as other relevant policies within the Local Plan.

With this in mind, it follows that in the absence of an up to date Masterplan, it is not inappropriate to consider any development proposal put forward in light of the aforementioned points (a) to (d).

Having regard to points (a) to (d) it is worth noting that the UoW has become one of Britain's leading universities and is top-rated for the high quality of its teaching and research as well as for its campus. It has also forged strong links with business, the region and with local communities. At present it accommodates over 22,000 students and has over 6,500 staff. A study demonstrated that it generated c. £1.15bn GVA in the region and additionally, significant resources were part of the UoW's local volunteering network, dedicated to local schools and community groups. Of its three faculties, the Faculty of Social Sciences comprises ten departments which include the Business School, which is consistently recognised as a world leading research institution in business and management.

The Faculty of Social Sciences is therefore critical to the UoW's success together with the impact it has on Coventry and Warwickshire. It currently has 12,376 full-time equivalent students and 1,100 members of staff. At the present time, the Faculty is experiencing a lack of purpose built space and operates from a number of departments spread around the campus resulting in a disjointed faculty and inefficient use of existing buildings on campus. To that end, it is the UoW's plan to build on the success of the Faculty by creating a Social Sciences Quarter to enable all departments to be in the same location for the first time in a more modern and fit for purpose facility. In turn it is anticipated this will ensure the Faculty can continue to perform as a world leading faculty.

In considering the location for the new Social Sciences Quarter regard has been had to the site's location within the campus, its proximity to the existing Social Science buildings and established Business School together with its position on a gateway into the campus. The site would provide the new Social Sciences Quarter at the heart of the campus, close to public transport routes and on campus facilities. Given this seeks outline permission only at this stage, details of the precise design and layout will follow at a later stage, but the proposed scale and massing set out within the Parameters Plan (which is considered in further detail below in the relevant section of this report) seeks to support the expansion of the university campus and reflect the status and importance of the Faculty of Social Sciences. The scale and massing seeks to provide a marker into the university campus and also a new 'front door' to the Faculty.

The UoW state that the creation of a new Social Sciences Quarter is the next phase of the University's strategy for the campus looking ahead to 2030. Pre-pandemic, the CPH permission enabled the development of a new Faculty of Arts building

close to the Arts Centre and the Interdisciplinary Biomedical Research building at the Gibbet Hill campus. As stated earlier, the University is undertaking a review and refresh of its Masterplan to 2030 and will be seeking approval in due course. The new Social Sciences Quarter is located within the campus boundary; successive Local Plan policies have recognised the importance of the UoW to the region and encouraged growth and development associated with its principal academic and research functions. Amongst many of the benefits already alluded to here, the creation of the new Social Sciences Quarter would create both direct and indirect jobs not only associated with the construction of the proposed development, but also the expenditure of students and visitors once complete.

In this case, in addition to all of the above and in the absence of an updated Masterplan, regard is also had to the fact that the floor space proposed in this application is residual floor space from the earlier approved CPH (Coventry) permission and it is therefore considered overall that the principle of development is deemed acceptable in accordance with Policy MS1.

While not strictly relevant to the principle of development because the site has no formal designation, Officers have noted the number of third party comments received which refer to the 'loss' of the existing site for recreational purposes. Policy HS2 of the Local Plan ('Protecting Open Space, Sport and Recreation Facilities') is not relevant to the principle of development because this is concerned with the development on, or change of use of formal open spaces and/or sport and recreation facilities. As set out within the description of the site and surroundings section above, the site has no formal designation as such. While it may have historically been used by students, on an informal basis for leisure purposes, in planning terms, the site is simply an undeveloped grass field and there is not considered to be any 'loss' of an open space or sport facility that needs to be assessed against HS2.

Overall, the principle of development is considered to be acceptable subject to an assessment being made of the other relevant material planning considerations which are set out below.

#### Visual impact / character of area, including impact on landscape

Policy BE1 requires new development to positively contribute to the character and quality of its environment through good layout and design while Policy NE4 requires new development to positively contribute to landscape character.

This is an outline application with all matters reserved for subsequent approval. The final design and layout of the building(s) is therefore not yet known and at this stage only a Parameters Plan has been provided showing the overall quantum of development within the site in terms of the maximum amount of floor space proposed, together with an indication of where, within the site, no built development is proposed while, in other areas of the site, buildings up to a maximum ridge height and storey height is shown.

A Landscape and Visual Appraisal (LVA) has been submitted with the application which assesses the effect of the proposed development on the landscape and visual receptors of the site and its surroundings. The LVA identifies that the site does not fall within any landscape designations and notes the removal of the



campus from the Green Belt in 2017 (when the Local Plan was adopted). The baseline visual assessment confirms the key views and visual receptors in the area. The assessment of effects was informed by the Parameters Plan and verified wireframe visualisations prepared for the representative views. These images demonstrate a 'worst case scenario' of the maximum extent of the development zone across the site.

Mitigation measures are considered which should be incorporated into the detailed design of the scheme. These reflect the principles relating to design quality which are set out within the Design & Access Statement however it is noted that the details design of the proposals, including its scale, layout and appearance will be determined through future Reserved Matters applications. From a principal point of view however and in considering whether or not the proposed development could be acceptable in landscape and visual terms consideration has been given to the proposed mitigation measures which are summarised below:

- Built form should be setback from the northwest corner of the Site where the parameter plan shows the development block with a sharp corner. The illustrative options all provide wider offsets which would reduce the visibility of the scheme on approach on Westwood Heath Road from the west and in views towards St John the Baptist Church.
- Additional tree planting should be provided to the northwest corner of the Site in order to reinforce the containment and separation of the Proposed Development from St John the Baptist Church.
- The height of built form should not be uniform across the two areas of the Site. Greater variety should be provided at roof level to break down the massing of built form in views.
- It is recommended that an intermediary level between the maximum building heights of +30m and +18.5m is incorporated towards the centre of the Site to create a stepped profile that manages the transition towards the edge of the campus. This would also reduce the visibility of taller elements in views towards St John the Baptist Church.
- Built form should be setback from the Westwood Heath Road / Gibbet Hill Road and Gibbet Hill Road / Scarman Road / Lord Bhattacharya Way roundabouts. The illustrative options all provide wider offsets which would reduce the prominence of built form in views approaching the Site from the north and south with greater containment provided by retained trees.

The site is in a transition zone between the university campus and the wider Arden Parklands landscape. There are several key landscape features present which are characteristic of the local landscape type, including the roadside hedgerows and mature oak hedge trees as well as an Oak on the south-west boundary. The field, boundary trees and hedgerows visually link to the wider landscape. It is considered important that the existing boundary trees and hedgerows which form key structural elements in the landscape should be retained where possible and protected. To that end, a condition is recommended requiring details of tree retention and protection, details of which would be required to be submitted and approved prior to the submission of any subsequent reserved matters application.

The LVA considers the susceptibility of users of public rights of way. The Landscape Officer considers this to be high because their attention or interest is more likely to be focused on the landscape and on particular views. However, the LVA

recognises that the built form would be noticeable in views from the surrounding area. It would be most visible at the Westwood Way / Westwood Heath Road / Kirby Corner Road roundabout, where it would be most prominent.

The LVA concludes with a number of key principles that should be taken forward to the detailed design. The proposed mitigation measures have been set out above but to summarise, the key principles involve setting the development further back from the northwest corner and the edges of the site, providing additional tree planting to the northwest corner of the site and the incorporation of greater variety in the roof profiling including an intermediary level between the +18.5m and +30m elements. Additionally, the massing of the built form would be broken down through the provision of smaller blocks with a greater variety in height at roof level. Any reduction in the overall scale and massing together with stepping it down towards the edge of the campus would help provide greater containment.

The Landscape Officer recognises that the proposal would represent a large structure on the edge of the campus, though also acknowledges that this is an outline application, with all matters reserved for subsequent approval. In light of some final remaining concerns about the possible scale, some final revisions to the Parameters Plan were suggested which have since been undertaken. By way of a summary, these include:

- The 'no development' zone now covers the root protection areas, at the request of the Landscape Officer;
- The 'no development' zone has been extended to a width of 18m (previously 16m) on the Westwood Heath boundary;
- The development zone has been chamfered at the north western corner to remove the hard point and furthermore, it has been pulled back from the site boundaries; and
- The 'no development' zone has been widened from 14m to 27.5m on the northern part of the western boundary.

In addition to the above, having regard to the various mitigation measures set out within the LVA and the design principles that are expected to be carried forward to inform any subsequent reserved matters application, two conditions are recommended to be attached to any forthcoming permission. These will ensure not only that the development is carried out in accordance with the identified mitigation, but in addition, further details considered necessary by the Landscape Officer are to be submitted for approval prior to the submission of any reserved matters application. In light of the revised Parameters Plan and subject also to the suggested conditions, to ensure that future reserved matters are brought forward in line with the specified key principles regarding design, scale and massing, Officers are satisfied that the site can accommodate the proposed quantum of development in a manner which would not detrimentally impact the character of the area and the surrounding landscape setting. In this regard therefore, there are no objections to the principle of development.

In considering the likely visual impacts and impacts on the surrounding landscape, Officers have also had regard to a Supplementary Planning Document adopted by Coventry City Council. The 'Tall Buildings Design Guide and Three Spires View Management Framework' adopted in 2022, is split into two sections; the first

setting out design considerations when dealing with applications for tall buildings<sup>1</sup>, the second specifically considering the notable views of the city's three spires<sup>2</sup> which are considered so important to the city's identity, any further tall buildings should be carefully and respectfully designed to ensure the spires retain their prominent position on the city's skyline.

In recognising this as a Coventry policy document which therefore does not make up part of Warwick's Development Plan, Officers still consider it to be of some relevance in this particular case given the application site lies on the Warwick/Coventry boundary. That being said it is also recognised that the SPD's main focus is on tall buildings in the city centre itself and the application site on the edge of the university campus is some 4km (as the crow flies) to the edge of the city centre.

Although an outline application, the Parameters Plan states that the tallest part of the new Social Sciences Quarter would be no more than 7 storeys with a maximum ridge height of 30m. This assumes a worst case scenario of 4.5m storey heights which, at the subsequent detailed stage, may be less. Officers consider that although this would potentially result in a tall building in this location, the difference in height over and above the definitions in the Coventry SPD together with the distance between the site and the city centre and its important spire views result in a development which would not be deemed visually harmful or unacceptable when considered against the SPD.

Taking all of the above into account and together with the comments made by the Landscape Officer as well as the proposed conditions regarding future reserved matters applications and limits on the maximum scale of development, Officers are satisfied that the site is capable of accommodating the proposed quantum of development, i.e. up to 32,000 sq.m. of floor space. The development is therefore considered to comply with Policies BE1 and NE4.

#### Impact on heritage assets

Considerable importance and weight should be given to the duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, when making decisions that affect listed buildings and conservation areas respectively. These duties affect the weight to be given to the factors involved.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Policy HE1 of the Local Plan expects development proposals to have appropriate regard to the significance of designated heritage assets. Where any potential harm

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<sup>1</sup> 'Tall buildings' are defined as any building which is 6 storeys or more; or any building of 20m in height or more (inclusive of rooftop plant)

<sup>2</sup> St Michaels Cathedral Spire, Holy Trinity Spire and Christchurch Spire

may be caused, the degree of harm must be weighed against any public benefits of the proposal.

Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

St Johns Church, a Grade II listed building, lies approximately 100m to the west of the application site. The key intervening feature between the two is a builders yard which is adjacent the western boundary of the application site. Though there is already natural screening present, which would be supplemented by additional tree planting and other landscaping in future reserved matters applications, a development of up to 7 storeys would result in some impact on the setting of the Grade II listed church. Contextualised visuals looking east from the listed church towards the application site have been provided as part of the wider LVA which considers the visual impacts from all important viewpoints surrounding the site. Consequently, it is noted that the level of harm to the setting of the designated heritage asset is likely to amount to less than substantial and any forthcoming reserved matters application would be expected to provide a strong justification to support a development of the proposed height and scale.

Notwithstanding the level of detail that will be expected at the detailed design and layout stage to justify any harm to the setting of the heritage asset, the Planning and Heritage Statements submitted at this outline stage summarise the public benefits and these are fully recognised. Such benefits include (but may not be limited to):

- A significant investment by the UoW to develop a new, modern and innovative Social Sciences Quarter which will replace a number of outdated existing buildings on campus to serve new and existing students, staff and visitors, for years to come and stimulate further student interest and investment in the University;
- The creation of further direct and indirect jobs associated with construction of the proposed development and expenditure of residents once complete;
- The creation of improved and well-managed public realm within the site, contributing to a network of high-quality public spaces across campus, and improved connectivity and permeability through and around the site;
- The retention, enhancement and creation of existing and new habitats and ecological features where possible; and
- The inclusion of sustainable initiatives including sustainable drainage systems, with the intention to supplement these initiatives at the future detailed design stage.

Based on the level of information provided at this stage, and subject to the provision of further justification and appropriate scale, massing and design at the reserved matters applications, it is considered that the less than substantial harm identified would be outweighed by the public benefits set out above. As such, there is no objection to the principle of development and Officers are of the view that the site can accommodate a form of development which is considered acceptable

in heritage terms. As such the development is considered to accord with Policy HE1.

In making this assessment, Officers have had regard to the weight that should be given to the desirability of preserving the special interest and setting of the heritage assets.

#### Impact on archaeology

Policy HE4 of the Warwick District Local Plan states that development will not be permitted that results in substantial harm to archaeological remains of national importance, and their settings unless in wholly exceptional circumstances. The Council will require that any remains of archaeological value are properly evaluated prior to the determination of the planning application.

A desk-based assessment was submitted with the application. Initially the County Archaeologist requested some further archaeological evaluation, in the form of geophysical survey work as well as trial trenching. A geophysical survey report was subsequently submitted which did not conclusively identify evidence for significant archaeological activity within the site, though it did identify some anomalies which cannot be ruled out.

On further review of the supporting information, the County Archaeologist confirmed it would be acceptable to condition a programme of archaeological works to be undertaken, to include trial trenching, and that this should be undertaken and submitted for approval prior to the submission of any reserved matters application.

Subject to the above condition being attached to any forthcoming permission, the development is considered acceptable in this regard and therefore accords with Policy HE4.

#### Impact on neighbouring / residential amenity

Policy BE3 states that development will not be permitted that has an unacceptable adverse impact on the amenity of nearby uses and residents. At the same time, the policy also requires development to provide acceptable standards of amenity for all future users and occupiers of the development.

Since this is an outline application, no details are yet known about the final building heights, siting and position of the development but the Parameters Plan does indicate where on the site maximum scales of development would be broadly positioned. The closest residential properties are located approximately 250m to the west of the application site in Broadwells Crescent and along Westwood Heath Road. While it is acknowledged the new development would be visible from these properties, the distance separation is such that there would be no material harm arising from a loss of light, outlook or privacy. Officers are therefore of the view that the site can accommodate the proposed development without causing detriment to the amenities of the nearest neighbouring residents.

The development is therefore considered acceptable in this regard and as such accords with Policy BE3.

### Highway safety, access and parking

Policy TR1 requires development to provide safe, suitable and attractive access routes for all road users; including drivers of motor vehicles as well as cyclists, pedestrians and public transport users. Policy TR3 requires development to make provision for parking which has regard to the location and accessibility of the site by means other than the private car, does not result in on-street car parking detrimental to highway safety and takes account of the parking needs of all users. Moreover, development will be expected to comply with the parking stands set out in the most recent Parking SPD.

Since this is an outline application with all matters reserved, including access, no access to the site is shown on the Parameters Plan and access and proposed amounts of parking is not for consideration at this time.

A Transport Statement submitted with the application provides a detailed overview of the strategy for the assessment of trip generation. This also refers to the CPH permission which approved 60,000 sq.m. of new academic floor space, of which 19,500 sq.m. has not yet been developed. 1,000 additional parking spaces were delivered as part of that permission. It has been agreed between the University and both Warwick District and Coventry City Councils that an appropriate approach to take would be to extinguish the residual 19,500 sq.m. of undeveloped floor space and effectively transfer it to any new permission for the proposed Social Sciences Quarter within the Warwick boundary. This would be secured in the S.106 Agreement that has been drafted which would form part of any forthcoming permission for this development.

Together with the aforementioned 19,500 sq.m. residual floor space a further 12,600 sq.m. of floor space within the existing Social Sciences block on campus will either be vacant, repurposed or demolished subject to future planning applications as required. Combined, the residual and vacated floor space provides 32,100 sq.m. of floor space which is, in effect, already consented and this would be released to facilitate the proposed development.

In light of the above, the Transport Statement confirms that the proposed development will not generate additional trips in excess of what is already consented, an approach which has been mutually agreed between the relevant local authorities.

Some illustrative options show vehicle access into the site via the existing Scarman Car Park, to the south suggesting no new access is to be formed off Gibbet Hill Road. Furthermore, no parking is proposed on the site, in line with the UoW's commitment to sustainable modes of travel. The need for any on-site disabled parking will be assessed at the reserved matters stage but anyone else visiting the site by car will be able to park in the existing car parks on campus. Improved pedestrian and cycle connectivity is also proposed through the site, details of which will be assessed at the reserved matters stage.

The County Highway Authority has raised no objection to this application, confirming that the development would have no adverse effect on the highway network. It also confirms that the area in which it is located is subject to previous development proposals which have outstanding S.106 obligations for Coventry

City Council. The new S.106 Agreement that would form part of this permission is therefore intended to continue with these obligations and to include further obligations as identified in the Transport Statement. Those obligations relevant to Warwickshire are to undertake studies for cycling and pedestrian improvements and to provide a sum of £50,000 towards improved bus passenger environments in Leamington Spa. Currently a scheme is being prepared for a Transport Hub in Leamington Spa adjacent to the station towards which this contribution can be paid.

County Highways are therefore satisfied with these contributions as part of this proposal while ongoing discussions continue to secure further contributions as the wider Masterplan comes forward at a later date.

Since the application is made in outline with no details of access at this time there are no recommended conditions from the Highway Authority. Subject to the relevant provisions being captured by the S.106 Agreement the development is considered to result in no detriment to highway safety and there are no objections in this regard.

For the above reasons Officers are satisfied that the development accords with Policies TR1 and TR3.

#### Impact on ecology

Policy NE2 states that development will not be permitted that will destroy or adversely affect protected, rare, endangered or priority species unless it can be demonstrated that the benefits of the development clearly outweigh the nature conservation value or scientific interest of the site and its contribution to wider biodiversity objectives and connectivity. The policy further states the need, where appropriate, for ecological assessments.

Policy NE3 states that new development will be permitted provided that it protects, enhances and/or restores habitat biodiversity. Development proposals will be expected to ensure they lead to no net loss of biodiversity, and where possible, a net gain, 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, and avoid negative impacts on existing biodiversity.

Ecological appraisals of the site have been undertaken and reports submitted with this application. Additionally, a Biodiversity Net Gain Assessment has been prepared demonstrating there would be no net loss of biodiversity in accordance with the requirements of Policy NE3 but moreover, that there would be an on-site gain. The UoW states its strong commitment to increasing biodiversity across its landholdings and has an established programme of landscape and planting works across the campus. The increase in biodiversity as a result of this development is therefore considered a key element of the design principles which will guide the details design of buildings on the site through reserved matters applications.

The County Ecologist initially raised some queries in relation to the detailed content of the supporting information provided and sought clarification as well as some additional information. Following receipt of this and further to a meeting

between the applicant and the County Ecologist where earlier points over which there was technical disagreement were resolved and agreed upon, an updated response has been produced, recommending final wording of some bespoke conditions together with a suggested approach to ensuring any mitigation happens both on and off site, the latter being within the campus. This would be secured through the S.106 Agreement.

In addition to the above, a list of other standard recommended conditions have been set out by the County Ecologist appertaining to lighting, bats and nesting birds and any further survey work where necessary, and the details of these are set out within the conditions listed at the end of this report.

Officers are satisfied that the site can accommodate the proposed quantum of development in a manner which will not harm protected species and which will seek to maximise opportunities for a biodiversity net gain. The development is therefore considered to comply with Policies NE2 and NE3.

#### Drainage

The site is entirely within Flood Zone 1 and a Flood Risk Assessment has been considered by the LLFA and updated accordingly during the course of the application. A drainage strategy indicates that proposed new surface water and foul water drainage will be separate systems; the proposed foul water drainage strategy is to utilise traditional pipework to collect and convey flows from the proposed development and discharge to an existing foul water drain adjacent to the south of the site. Connection is proposed to a private university drain so approval would not be required from Severn Trent Water or the LLFA.

The LLFA have however provided commentary on the proposals and sought additional information and clarification in regard to the drainage strategy and their final response is one of no objection subject to a number of recommended conditions which would be attached to any forthcoming outline permission.

Subject to the inclusion of all necessary conditions on the outline permission Officers are satisfied that the site can accommodate the proposed quantum of development without detriment to flooding or drainage and as such it is considered that the proposal accords with Policies FW1 and FW2.

#### S.106 Agreement and obligations

A S.106 Agreement has been drafted to sit alongside any outline permission which may be forthcoming. The proposed development does not, in itself, generate any significant financial contributions to be paid to Warwick District or Warwickshire County, except for the £50k bus service contribution. The primary intention of the S.106 is broadly focussed on ensuring that any outstanding obligations secured as part of the CPH permission are transferred across to this permission. To that end, Coventry City Council are a party to the agreement, in addition to both the District and County Councils.

Along with any relevant financial obligations, the S.106 will secure the relevant provisions in relation to the residual floor space from the CPH permission which to date has remained undeveloped and will now effectively be extinguished in favour of the new Social Sciences Quarter on the Warwick side of the boundary. So too, will the use of the existing business school which is to be vacated be restricted



from

further

occupation.

A summary of the S.106 obligations is set out as follows:

- £50,000 to be applied towards the enhancement of the bus service passenger environment in Leamington Spa;
- £25,000 to be applied towards speed reduction measures on Canon Park Road;
- £200,000 to be applied towards supporting Digital Demand Responsive Transport for two years;
- £50,000 to be applied towards the extension of the low-speed zone on Gibbet Hill Road through Kirby Corner to the junction of Mitchell Avenue with Westwood Way;
- Monitoring fee to be calculated in accordance with the formula set out in the definitions of the S.106;
- The undertaking of a cycling improvement study;
- The undertaking of a pedestrian improvement study;
- Biodiversity offsetting measures to include on site and off site (within the campus) mitigation; and
- The appropriate restrictions on the undeveloped part of the CPH permission and the existing Social Sciences buildings which would be vacated once the new development is operational.

#### Other matters

##### *Adapting to Climate Change/Sustainability Measures*

Policy CC1 seeks all new development to be resilient to and adapt to the future impacts of climate change through the inclusion of measures to mitigate against rising temperatures and increased flood risk through sustainable construction measures and the incorporation of sustainable drainage methods. Policy CC3 requires all non-residential development over 1,000 sq.m. to achieve as a minimum BREEAM standard 'Very Good' (or any future national equivalent) unless it can be demonstrated that it is financially unviable or a suitable alternative sustainability strategy is proposed and agreed.

A Sustainable Buildings Statement has been submitted with the application which also confirms that a BREEAM pre-assessment has been undertaken demonstrating how the development will achieve the UoW's minimum requirement of BREEAM 'Excellent' which exceeds the requirement of 'Very Good' set out in Policy CC3.

The significant benefit of providing a new building on the site (when compared to converting existing structures) is that the development would result in significantly improved buildings in terms of sustainable construction methods. To secure the most sustainable form of construction, a condition is proposed to secure a suite of sustainable construction and sustainable energy measures to be secured for the proposed development. In addition to this the requirement for a BREEAM Design Stage Assessment is also to be secured by condition.

Having regard to the above the proposal is considered to accord with Policies CC1 and CC3.

Compliance with Policy FW3 in terms of water efficiency is to be secured by condition.

### *Air Quality Mitigation*

Reference has been made throughout this report to the 19,500 sq.m. of the approved CPH permission which is so far undeveloped, as well as the 12,600 sq.m. of the existing Social Sciences buildings which would be vacated in favour of the new development if approved. Both of these consented forms of development are written into the S.106 Agreement which will stipulate, as necessary, that they will either not be built out or will no longer be occupied. This would effectively result in a net zero/negligible increase of additional vehicle movements above the already consented schemes. To that end, the Environmental Health Officer has confirmed there are no objections to the proposed development providing the aforementioned restrictions are suitably captured in the S.106 Agreement.

Since there is no anticipated increase in vehicle movements as a direct result of this development it is not considered necessary to attach the condition requiring a scheme which satisfies the Air Quality SPD. In the event that the existing buildings (to be vacated) were to be redeveloped, any air quality mitigation measures would be considered at that time.

Officers are satisfied that the development is acceptable in this regard and accords with Policy NE5.

### *Third party comments and non-material considerations*

A number of comments have been received from local residents and third parties which raise numerous points that are not material to the planning merits of this application. These include questioning why existing buildings are not being re-purposed, what happens to any buildings which become vacated, prematurity due to the lack of a Masterplan and reference to other developments which have been refused permission in the past. While the merits of adapting and re-using vacant buildings is noted, the Local Planning Authority has to consider the application presented before it. For the reasons set out above, that proposal is considered to be acceptable and similarly there are merits insofar as sustainability is concerned in creating a new fit for purpose building. The implications on any buildings to be vacated have been considered in this report and are covered by the terms of the S.106 Agreement and concerns regarding the absence of a Masterplan have been addressed through the principle of development section of this report.

### **Summary/Conclusion**

This is an outline planning application, with all matters reserved for subsequent approval, seeking permission for the creation of the University of Warwick's new Social Sciences Quarter through the provision of up to 32,000 sq.m. of new floor space together with all associated infrastructure. No indicative details have been presented at this stage in relation to the possible siting or appearance, but a Parameters Plan indicates the parts of the site in which built form is expected to be located and where, within the site, built form should be restricted, i.e. around the perimeter of the site within a 'Clear Area Zone'. The Parameters Plan also sets out the maximum scales of development within different parts of the site, i.e. where scales and heights should be lower and where it may be more appropriate to provide a building of greater height and scale.

The principle of development is considered acceptable having regard to Policy MS1. The absence of an up to date Masterplan for the University is not a reason not to consider a particular development proposal, providing the application is justified and accordingly assessed in accordance with the relevant bullet points stipulated within the policy.

Having regard to all the possible impacts of the proposed development, in relation to visual and landscape impacts, the setting of heritage assets, residential amenity, highway safety and traffic, drainage, ecology, sustainability measures and air quality, Officers are satisfied that the site can accommodate the proposed quantum of development without causing demonstrable harm to the aforementioned matters. In making this assessment, regard has been had to a number of proposed mitigation measures, necessary conditions to secure such measures which would form part of any approved outline permission and a S.106 Agreement that further seeks to ensure the impacts of the development are properly mitigated.

Subject to such conditions being imposed and the subsequent reserved matters applications having regard to the considerations and requirements set out in this report, it is recommended that planning permission be approved subject to the conditions set out below, as well as the relevant terms of the S.106 Agreement which are summarised above in this report.

## **CONDITIONS**

- 1 Details of the means of access to the building(s) and site, appearance of the building(s), landscaping of the site, layout of the site and its relationship with adjoining development, and the scale of building(s) (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out in full accordance with these reserved matters as approved. **Reason:** To comply with Article 4(1) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended).
- 2 Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission. **Reason:** To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).
- 3 The development to which this permission relates shall begin within three years of the date of this permission or within two years of the final approval of the reserved matters, whichever is the later. **Reason:** To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).
- 4 The development hereby permitted shall not commence unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall provide for: temporary measures required to manage traffic during construction, plans and details for the turning, unloading and loading of

vehicles within the site during the construction, the parking of vehicles of site operatives and visitors; site working hours and delivery times; the loading and unloading of plant and materials; 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 construction, together with any details in relation to noise and vibration, restrictions on burning; a scheme for recycling / disposing of waste resulting from demolition and construction works and details of all temporary contractors buildings. A model CMP can be found on the Council's website ([https://www.warwickdc.gov.uk/downloads/file/5811/construction\\_management\\_plan](https://www.warwickdc.gov.uk/downloads/file/5811/construction_management_plan)) or by searching 'Construction Management Plan'. The development hereby permitted shall only proceed in strict accordance with the approved CMP. **Reason:** In the interests of highway safety and the amenities of the occupiers of nearby properties, the free flow of traffic and the visual amenities of the locality in accordance with Policies BE3, TR1 and NE5 of the Warwick District Local Plan 2011-2029.

- 5 The development hereby permitted shall not commence until:
1. A site investigation has been designed for the site using the information obtained from the approved desk-top / preliminary study and any diagrammatical representations (conceptual model). The investigation must be comprehensive enough to enable:
    - A risk assessment to be undertaken relating to human health
    - A risk assessment to be undertaken relating to groundwater and surface waters associated on and off site that may be affected
    - An appropriate gas risk assessment to be undertaken
    - Refinement of the conceptual model 2
    - The development of a method statement detailing the remediation requirements
      - a) The site investigation has been undertaken in accordance with details approved by the local planning authority and a risk assessment has been undertaken.
      - b) A method statement detailing the remediation requirements, including measures to minimise the impact on ground and surface waters using the information obtained from the site investigation, has been submitted to the local planning authority. The method statement shall include details of how the remediation works will be validated upon completion. This should be approved in writing by the local planning authority prior to the remediation being carried out on the site.
  2. All development of the site shall accord with the approved method statement.
  3. If during development, contamination not previously identified, is found to be present at the site then no further development shall take place (unless otherwise agreed in writing with the local planning authority for an addendum to the method statement).

This addendum to the method statement must detail how this unsuspected contamination shall be deal with.

4. Upon completion of the remediation detailed in the method statement a report shall be submitted to the local planning authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved method statement. Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

**Reason:** To safeguard health, safety and the environment in accordance with Policies BE3 and NE5 of the Warwick District Local Plan 2011-2029.

- 6 The development hereby permitted shall not commence until a detailed surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall:
  1. Undertake infiltration testing in accordance with the BRE 365 guidance to clarify whether or not an infiltration type drainage strategy is an appropriate means of managing the surface water runoff from the site
  2. Where infiltration is demonstrated to not be feasible, limit the discharge rate generated by all rainfall events up to and including the 1 in 100 year (plus an allowance for climate change) critical rain storm to the QBar Greenfield runoff rate of 11.1l/s for the site in line with the approved surface water drainage strategy (ref: 8339-BDP-ZZ-ZZ-DR-C-5201, revision P03, dated 16 January 2023).
  3. Where the drainage scheme proposes to connect into a 3rd party asset, for example a public sewer, further information should be provided regarding the ownership, purpose, location and condition of this asset along with confirmation of the right to connect into it. This could take the form of land ownership plans showing riparian ownership, land drainage consent, flood risk activity permit or agreement under Section 106 of the Water Industry Act (1991).
  4. Provide drawings / plans illustrating the proposed sustainable surface water drainage scheme. The strategy agreed to date may be treated as a minimum and further source control SuDS should be considered during the detailed design stages as part of a 'SuDS management train' approach to provide additional benefits and resilience within the design
  5. Provide detail drawings including cross sections, of proposed features such as infiltration structures, attenuation features, and outfall structures. These should be feature-specific demonstrating that such the surface water drainage system(s) are designed in accordance with 'The SuDS Manual', CIRIA Report C753.

6. Provide detailed, network level calculations demonstrating the performance of the proposed system. This should include:
  - a. Suitable representation of the proposed drainage scheme, details of design criteria used (incl. consideration of a surcharged outfall), and justification of such criteria where relevant.
  - b. Simulation of the network for a range of durations and return periods including the 1 in 2 year, 1 in 30 year and 1 in 100 year plus 40% climate change events
  - c. Results should demonstrate the performance of the drainage scheme including attenuation storage, flows in line with agreed discharge rates, potential flood volumes and network status. Results should be provided as a summary for each return period
  - d. Evidence should be supported by a suitably labelled plan/schematic (including contributing areas) to allow suitable cross checking of calculations and the proposals.
7. Provide plans such as external levels plans, supporting the exceedance and overland flow routing provided to date. Such overland flow routing should:
  - a. Demonstrate how runoff will be directed through the development without exposing properties to flood risk.
  - b. Consider property finished floor levels and thresholds in relation to exceedance flows. The LLFA recommend FFLs are set to a minimum of 150mm above surrounding ground levels
  - c. Recognise that exceedance can occur during any storm event due to a number of factors therefore exceedance management should not rely on calculations demonstrating no flooding.

**Reason:** To prevent the increased risk of flooding; to improve and protect water quality and to improve habitat and amenity in accordance with Policies FW1 and FW2 of the Warwick District Local Plan 2011-2029.

- Z Notwithstanding details contained within the approved documents, prior to commencement of development, a Sustainability Statement including an energy hierarchy scheme for that phase and a programme of delivery of all proposed measures shall be submitted to and approved in writing by the Local Planning Authority. The document shall include;
- a) How the development will reduce carbon emissions and utilise renewable energy;
  - b) Measures to reduce the need for energy through energy efficiency methods using layout, building orientation, construction techniques and materials and natural ventilation methods to mitigate against rising temperatures;
  - c) How proposals will de-carbonise major development;
  - d) Details of the building envelope (including U/R values and air tightness);
  - e) How the proposed materials respond in terms of embodied carbon;

- f) Consideration of how the potential for energy from decentralised, low carbon and renewable energy sources, including community-led initiatives can be maximised;
- g) How the development optimises the use of multi-functional green infrastructure (including water features, green roofs and planting) for urban cooling, local flood risk management and to provide access to outdoor space for shading,

For the avoidance of doubt, the scheme must accord with any relevant Development Plan Document and Supplementary Planning Document relating to sustainability which has been adopted by the Council at the time the scheme is submitted.

No building shall be first occupied until 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 be maintained strictly in accordance with manufacturer's specifications.

**REASON:** To ensure the creation of well-designed and sustainable buildings and in accordance with Policies CC1 and CC3 of the Warwick District Local Plan (2011-2029) and National Design Guidance (2019).

- 8 The development hereby permitted shall not be commenced unless and until a Design Stage Assessment by an accredited BREEAM assessor demonstrating how the development will be designed and constructed to achieve as a minimum BREEAM standard 'very good' (or any future national equivalent) has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details. A Completion Stage Assessment by an accredited BREEAM assessor demonstrating that the development achieves as a minimum BREEAM standard 'very good' (or any future national equivalent) shall be submitted to the Local Planning Authority within 3 months of first occupation. **Reason:** To deliver reductions in carbon dioxide emissions, building running costs, energy consumption and water use in accordance with the provisions of Policy CC3 in the Warwick District Local Plan 2011-2029.

- 9 The development hereby permitted shall not commence until details of all external light fittings and external light columns have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. In discharging this condition the Local Planning Authority expects lighting to be restricted on the building and to be kept to a minimum at night across the whole site in order to minimise impact on emerging and foraging bats. This could be achieved in the following ways:
- Lighting should be directed away from vegetated areas
  - Lighting should be shielded to avoid spillage onto vegetated areas
  - The brightness of lights should be as low as legally possible;
  - Lighting should be timed to provide some dark periods;

- Connections to areas important for foraging should contain unlit stretches.

**Reason:** In accordance with NPPF, ODPM Circular 2005/06 and Policy NE2 of the Warwick District Local Plan 2011-2029.

10 The development hereby permitted, including site clearance work, shall not commence until a Construction and Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. In discharging this condition, the LPA expect to see details including:

- existing habitat and protected/notable species information, including a clear site plan;
- updated and detailed protected and notable species surveys as required prior to work starting on site, together with any appropriate follow-up measures to be taken;
- details of tree and shrub protection;
- care should be taken when clearing the ground prior to development to ensure protected and/or notable species are not adversely affected during or after the construction period. If evidence of reptiles or amphibians is found (great crested newt, grass snake, common lizard or slow-worm), work should stop while WCC Ecological Services or Natural England are contacted. Reptiles and amphibians are protected to varying degrees under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act 2000 and great crested newts are additionally deemed European Protected Species under the Conservation of Habitats and Species Regulations 2010;
- Any holes or trenches shall be covered over at night & other periods when the site is undisturbed, to prevent animals falling into them. Any materials stored during such times should be raised above ground (eg on pallets) to prevent animals sheltering underneath them, and building waste put in skips and not left lying around for animals to take refuge in it. Concrete not to be left unset during such times unless suitable barriers are erected;
- Breathable roofing membranes, BRMs, started to be used from 2004 onwards. Research has shown that all BRMs pose a threat of entanglement to bats. Only traditional Type 1F bitumen roofing felt is safe for bats. Further advice and information can be obtained from the Bat Conservation Trust (BCT); and
- Any proposed habitat enhancements such as tree & shrub planting should also be detailed, and should be of native species, and in line with the Warwickshire Landscape guidelines. Aftercare details to be included, such as avoidance of harmful pesticide use.

The agreed Construction and Environmental Management Plan shall thereafter be implemented in full.

**Reason:** To ensure that trees and shrubs, together with protected species are not harmed by the development, and to enhance the nature conservation value of the site in accordance with the National Planning



Policy Framework (NPPF), ODPM Circular 06/2005 and Policies NE2 and NE3 of the Warwick District Local Plan 2011-2029.

- 11 The development hereby permitted shall not commence until a detailed Landscape and Ecological Management Plan has been submitted to and approved in writing by the Local Planning Authority. The LEMP should include:
- Details of planting and maintenance of all new planting;
  - Details of species used and sourcing of plants should be included;
  - Details of habitat enhancement/creation measures and management, such as native species planting, wildflower grassland creation, woodland and hedgerow creation/enhancement, and provision of habitat for protected and notable species (including location, number and type of bat and bird boxes, location of log piles);
  - Description and evaluation of features to be managed;
  - Ecological trends and constraints on site that might influence management;
  - Aims and objectives of management;
  - Appropriate management options for achieving aims and objectives;
  - Prescriptions for management actions;
  - Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five year period);
  - Details of the body or organisation responsible for implementation of the plan; and
  - Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The plan shall also set out (*where results from monitoring show that conservation aims and objectives of the LEMP are not being met*) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

Such approved measures shall thereafter be implemented in full.

**Reason:** To ensure a net biodiversity gain, and to ensure that habitat (including trees, shrubs and hedgerows) together with protected species are not harmed by the development and to enhance the nature conservation value of the site itself, and as part of the wider landscape in accordance with the NPPF.

- 12 Prior to the submission of any reserved matters an arboricultural method statement and tree retention and protection plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the routing of any underground services.

The development shall thereafter be carried out in strict accordance with the approved measures, which must remain in place for the duration of construction works. **Reason:** In order to protect and preserve existing trees within the site which are of amenity value in accordance with Policies BE1 and NE1 of the Warwick District Local Plan 2011-2029.

- 13 Prior to the submission of any Reserved Matters applications for any phase of development:
- a) A Written Scheme of Investigation (WSI) for a programme of archaeological evaluative work, to include trial trenching, shall be submitted to and approved in writing by the Local Planning Authority
  - b) The programme of archaeological evaluative fieldwork and associated post-excavation analysis and report production detailed within the approved WSI has been undertaken. A report detailing the results of this fieldwork, and confirmation of the arrangements for the deposition of the archaeological archive, has been submitted to the Local Planning Authority
  - c) An archaeological Mitigation Strategy document (including a Written Scheme of Investigation for any archaeological fieldwork proposed) has been submitted to and approved in writing by the Local Planning Authority. This should detail a strategy to mitigate the archaeological impact of the proposed development and should be informed by the result of the archaeological evaluation.

The development, and any archaeological fieldwork post-excavation analysis, publication of results and archive deposition detailed in the Mitigation Strategy document, shall be undertaken in accordance with the approved Mitigation Strategy document.

**Reason:** In order to ensure any remains of archaeological importance, which help to increase our understanding of the Districts historical development are recorded, preserved and protected where applicable, before development commences in accordance with Policy HE4 of the Warwick District Local Plan 2011-2029.

- 14 Prior to the submission of any reserved matters, notwithstanding the details set out within the 'Landscape and Visual Appraisal: University of Warwick, Social Sciences Quarter: July 2023' Ref. UNIQ3114, further details of the proposed landscape mitigation measures to be implemented shall be submitted to and approved in writing by the Local Planning Authority. These shall include sketch proposals and/or supporting text to expand on what is envisaged to be achieved by the proposed additional mitigation which should in turn influence the design process. The development shall thereafter be carried out in strict accordance with the approved measures. **Reason:** In the interest of visual amenity and the impact on the rural landscape setting in accordance with Policies BE1 and NE4 of the Warwick District Local Plan 2011-2029.

15 The development hereby permitted shall not be occupied unless and until a scheme for the provision of adequate water supplies and fire hydrants, necessary for fire fighting purposes at the site, has been submitted to and approved in writing by the Local Planning Authority and the approved scheme has been implemented in full in strict accordance with the approved details. **Reason:** In the interest of the fire safety and protection of public safety and to satisfy Policy BE1 of the Warwick District Local Plan 2011-2029.

16 The development hereby permitted shall not be occupied until a Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment (8339-BDP-ZZ-XX-RP-C-001 Rev. P03) has been submitted in writing by a suitably qualified independent drainage engineer and approved in writing by the Local Planning Authority. The details shall include:

1. Demonstration that any departure from the agreed decision is in keeping with the approved principles
2. Any as built drawings and accompanying photos
3. Results of any performance testing undertaken as a part of the application process (if required / necessary)
4. Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc
5. Confirmation that the system is free from defects, damage and foreign objects

**Reason:** To secure the satisfactory drainage of the site in accordance with the agreed strategy, the NPPF and Policy FW1 of the Warwick District Local Plan 2011-2029.

17 The development hereby permitted shall not be occupied or brought into first use until a detailed, site specific maintenance plan has been provided to the Local Planning Authority in consultation with the LLFA. Such maintenance plan should:

1. Provide the name of the party responsible, including contact name, address, email address and phone number
2. Include plans showing the locations of features requiring maintenance and how these should be accessed
3. Provide details on how surface water of each relevant feature shall be maintained and managed for the life time of the development
4. Be of a nature to allow an operator, who has no prior knowledge of the scheme, to conduct the required routine maintenance

**Reason:** To ensure the future maintenance of the sustainable drainage structures in accordance with Policy FW2 of the Warwick District Local Plan 2011-2029.

18 Prior to any part of the development being brought into use and occupied a detailed Car Parking Management Strategy for the control, management and enforcement of on-site parking shall be submitted to

and approved in writing by the Local Planning Authority. Thereafter car parking associated with the development shall be managed in full accordance with the approved Strategy. **Reason:** In the interest of highway safety and the promotion of sustainable transport choices in accordance with Policies TR1, TR2 and TR3 of the Warwick District Local Plan 2011-2029.

- 19 Any Reserved Matters application shall, where relevant:
- a) Demonstrate that the proposals accord with the approved Parameters Plan drawing number 8339-BDP-XX-00-SK-A-0001 Rev.D and the principles set down in the Design & Access Statement forming part of the approved documentation;
  - b) Define principles regarding building design, materials, elevational detailing and public realm hard/soft landscaping;
  - c) Define principles regarding building height, mass and bulk aimed at reducing any harm caused to heritage assets;
  - d) Identify those trees to be retained or removed as part of the development and the number and location of new trees to be provided as compensation;
  - e) Show the location of SUDs ponds;
  - f) Include landscape design principles aimed at ensuring that soft landscaping is satisfactorily integrated with neighbouring land;
  - g) Contain principles in respect of disabled access throughout the development; and
  - h) Detail principles on how crime prevention matters will be addressed in respect of the development.
- Reason:** In the interest of urban design in accordance with Policies BE1 and HS7 of the Warwick District Local Plan 2011-2029
- 20 As part of any reserved matters application, a revised assessment of flood risk should be submitted. This should consider any updates relevant to the existing hydraulic model of the Westwood Heath Brook (evidenced as part of the outline application) alongside information demonstrating how the reserved matters for approval respond to any residual flood risk to the site. **Reason:** To ensure new development is resilient to flooding and to prevent the increased risk of flooding, in accordance with Policy FW1 of the Warwick District Local Plan 2011-2029.
- 21 The Reserved Matters to be submitted in accordance with Condition 1 shall include details of all earthworks, mounding and the finished floor levels of all buildings and structures, together with details of existing and proposed site levels and the relationship with adjacent land and buildings and such details shall accord with approved Parameters Plan drawing number 8339-BDP-XX-00-SK-A-0001 Rev.D forming part of the approved application documentation. **Reason:** In the interests of urban design and to ensure the proposals do not harm the amenity of nearby buildings and they are in keeping with the surrounding landscape in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.

- 22 The Reserved Matters to be submitted in accordance with Condition 1 shall include samples of facing, roofing and hard surfacing materials. Thereafter the development shall be constructed in full accordance with such approved details or any amendment of these subsequently approved in writing by the Local Planning Authority. **Reason:** In the interests of urban design in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029.
- 23 The Reserved Matters to be submitted in accordance with Condition 1 shall include detailed visuals to include contextualised elevations looking east from the Grade II listed St Johns Church. Thereafter the development shall be constructed in full accordance with such approved details or any amendment of these subsequently approved in writing by the Local Planning Authority. **Reason:** To assist with understanding the extent to which the scale, mass and bulk of the development may impact on designated heritage assets, principally the Grade II listed St Johns Church in accordance with Policy HE1 of the Warwick District Local Plan 2011-2029.
- 24 The Reserved Matters to be submitted in accordance with Condition 1 shall include details of footpaths and cycleways for pedestrians and cyclists, including details of how new links will connect into the existing footpath/cycleway network. Thereafter the development shall be constructed in full accordance with such approved details or any amendment of these subsequently approved in writing by the Local Planning Authority. **Reason:** In the interests of urban design and the promotion of sustainable transport choices in accordance with Policies BE1 and TR1 of the Warwick District Local Plan 2011-2029.
- 25 Any soft landscaping referred to in Condition 1 shall be completed in all respects within 6 months of the substantial completion of development. Any such landscaping removed, dying or becoming seriously damaged, defective or diseased within 5 years from the substantial completion of development in that phase shall be replaced within the next planting season with landscaping of a similar size and species to that which they replace. Any replacement hedging, trees or shrubs shall be planted in accordance with British Standard BS4043 – Transplanting Root-balled Trees and BS4428 – Code of Practice for General Landscape Operations. **Reason:** To ensure a satisfactory standard of appearance of the development in their interest of visual amenity in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029.
- 26 Unless work starts within 2 years of the current survey (dated 24.4.2023) an updated extended phase 1 habitat survey shall be carried out by an appropriately qualified ecologist prior to any work (including site clearance) starting on site. The survey should determine the quality of habitats and species present and shall be carried out in accordance with established guidance including Phase 1 Habitat survey. **Reason:** To ensure that habitat (including trees, shrubs and hedgerows) together with protected species are not harmed by the development and to enhance the nature conservation value of the site

itself, and as part of the wider landscape in accordance with the NPPF and policies NE2 and NE3 of the Warwick District Local Plan 2011-2029.

- 27 Notwithstanding condition 13 above the development hereby permitted shall be carried out in accordance with the landscape mitigation measures set out in the 'Landscape and Visual Appraisal: University of Warwick, Social Sciences Quarter: July 2023' Ref. UNIQ3114 . **Reason:** In the interest of visual amenity and the impact on the rural landscape setting in accordance with Policies BE1 and NE4 of the Warwick District Local Plan 2011-2029.
- 28 In respect of the Reserved Matters to be submitted in accordance with Condition 1, the building ridge heights and footprints of all building floorspace shall be within the maximum limits set down in approved Parameters Plan drawing number 8339-BDP-XX-00-SK-A-0001 Rev.D forming part of the approved application documentation. **Reason:** To define the terms of the permission in the interests of urban design as well as highway safety and capacity in accordance with Policies BE1 and TR2 of the Warwick District Local Plan 2011-2029.
- 29 In respect of the Reserved Matters to be submitted in accordance with Condition 1, no built development shall take place within the 'Clear Area Zone' set down in approved Parameters Plan 8339-BDP-XX-00-SK-A-0001 Rev.D forming part of the approved application documentation. **Reason:** In the interests of visual amenity having regard to the character of the surrounding area and edge of campus location in accordance with Policies BE1 and NE4 of the Warwick District Local Plan 2011-2029.
- 30 The development hereby permitted shall not exceed a maximum of 32,000 square metres (GFA). **Reason:** To define the terms of the permission and to ensure that the development does not compromise the characteristics of the edge of campus location in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029.
- 31 If it is **essential** to fell or lop any trees or shrubs, it should be ensured that this work does not disturb nesting birds, with work ideally being conducted outside the main breeding season (March-September). All nesting birds are protected from disturbance or injury under the 1981 Wildlife and Countryside Act. In addition, if mature trees are likely to be affected by the development, (e.g. by felling or lopping work), it is important to survey these trees for the presence of bats prior to work starting. **Reason:** Bats and their roost sites are protected under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act, and are also deemed a European Protected Species. Local Authorities are bound by the Conservation of Habitats and Species Regulations 2010 to have regard to the Habitats Directive when exercising their functions.