

SUMMER DIGEST



CPC Ltd.

CPC Ltd. Quarterly Newsletter

VOL.2

AUGUST, 2022

Qatar Goodwood Festival 2022



Welcome to CPC's Summer Digest 2022

Welcome to this quarter's Summer Digest. In this edition we look at some of our favourite planning decisions from the past three months and explore Purpose Built Student accommodation and whether or not this should contribute towards LPA's Five Year Housing Land Supply.

We at CPC have been working hard over the past three months and would like to thank all of our amazing clients, professional team and colleagues for supporting us during the last quarter. Without further ado, here is this quarter's Summer Digest...

Within the second quarter of 2022, we were granted the following six planning permissions, including:



**Sportsman Arms,
Penketh**

Redevelopment of existing public house for 16 affordable dwellings



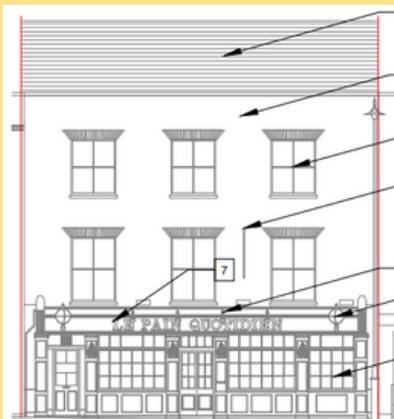
**Zetland Arms,
Warwick**

Change of Use of Grade II Listed public house to one dwelling with internal reconfigurations



**Boars Head,
Warrington**

Erection of a Convenience Store and creation of a shared car park for the C-store and the retained public house



**Le Pain Quotidien,
Highgate**

Change of Use of existing cafe to a public house, including internal and external alterations, new signage



**Mermaid Hotel,
Handforth**

Redevelopment of vacant public house for seven dwellings



**Whistle Stop,
Liss**

Erection of detached dwelling and garage, following the partial demolition of pub outbuilding

This quarter we are looking at Purpose Built Student Accommodation ("PBSA"). PBSA is a type of housing built specifically by private developers for students to live in. These can take the form of 'cluster flats' (many bedrooms with shared kitchen and living areas) or private studio apartments. All types of modern PBSA typically come with shared leisure facilities (such as cinema / games rooms etc.).

We have recently submitted an application to change the use of the upper parts of a public house in Cardiff, Wales to provide 12 units of PBSA (whilst retaining a flat for the manager of the pub!). Aside from this new planning application in Wales, we have delivered over 110 units of PBSA through different schemes over the past three years, some of our favourites are as below:

THE NOTTINGHAM LEGEND, NOTTINGHAM REDEVELOPMENT FOR A FIVE-STOREY, 40-UNIT STUDENT ACCOMMODATION

In October 2021, CPC Planning Consultants achieved planning permission for the demolition of the Nottingham Legend public house, for the erection of a five storey building comprising 40 student studio units, including four wheelchair accessible units.

The height of the building was influenced by the neighbouring buildings and student accommodation nearby, to ensure the development would be in keeping with the area. In urban design terms, it is considered that the proposed use, layout and contemporary appearance will improve the local environmental and enliven the local architecture and streetscape.

Each studio unit will include a kitchenette and ensuite facilities. The development will also include shared facilities for the students, such as communal lounge and kitchen, cinema room, laundry room, cycle store and outdoor communal amenities space with seating areas and vegetation.

The location of the development is suitable as the site is within walking distance from Nottingham Trent University, the transport links and promoting green travel, and the immediate locality of services.



THE LOUNGE 107, WOLVERHAMPTON ERECTION OF A THREE-STOREY, 25-UNIT STUDENTM ACCOMMODATION

Back in 2019 CPC secured full planning permission for the erection of a three-storey building comprising 25 units of self-contained student accommodation, or 'pod' – each of the student pods contained a bedspace, desk for assignments, kitchenette area and en-suite shower room, as well as storage. These pods differ from the 'cluster flats' most people associate with student accommodation, with cluster flats usually being more traditional student bedrooms with shared kitchen / living room and shared bathrooms or en-suites. The scheme did not neglect the need for student's

to socialise however, and featured a larger common room and IT suite for collaborative working.

The contemporary flat roof building covered three storeys was situated within walking distance of the University of Wolverhampton, Molineux Stadium, a large Asda superstore and numerous other amenities, making it perfect for student life, but it was also located directly next door the Lounge 107 public house making it perfect for that favoured student pastime – drinking.



THE HUMBER, COVENTRY ERECTION OF A THREE-STOREY, 48-UNIT STUDENT ACCOMMODATION

The scheme incorporates 48 studio flats for student occupation, using underused land at the rear of the Humber Hotel. Planning permission was granted in 2018 and the scheme has recently been completed. The Humber Hotel continues to operate from the front of the site.

The building has been designed in a contemporary style to enhance a mixed use area of Coventry close to the city centre.

Located on the eastern side of the city, the student accommodation is located close to the Coventry University campus, and within walking distance of convenience stores and takeaways.

By designing the scheme as studio flats, the accommodation is flexible and could in future operate as flatted accommodation, thereby covering multiple sectors of the housing market.



PLANNING NEWS

SHOULD STUDENT ACCOMMODATION CONTRIBUTE TOWARDS THE FIVE YEAR HOUSING LAND SUPPLY?

A 5 year land supply is a supply of specific deliverable sites sufficient to provide 5 years' worth of housing against a housing requirement set out in the adopted strategic policies provided by the Local Council and in accordance with paragraph 73 of the National Planning Policy Framework. This process is undertaken during the plan-making process of a new Local Plan.

So, what type of residential developments will be counted towards the 5-year land supply when they are completed? The NPPF includes new dwellings from schemes in relation to new build, conversions, change of use, demolitions and redevelopment. Other than the general dwellinghouses under the Use Class C3, local planning authorities can also count all types of

student accommodation under the Use Class Sui Generis, whether it is communal halls of residence or self-contained student housing, towards their housing land supply.

Many towns or cities have more than one academic institution, like universities or colleges, attracting lots of student population into the area, and so have a high and steady demand for student-specific accommodations. In those areas which are concentrated with student population, the majority of the general market dwellings have been converted into HMO (Houses in Multiple Occupations). Considering the amount of accommodation each purpose-built student accommodation or HMO releases into the local housing market, it makes sense for them to be part of the contribution towards local housing supply.

So far, we have delivered about 110 units of student flats across the UK, hopefully we will obtain 12 more soon in Cardiff.



Qatar Goodwood Festival 2022



Our parent company, The Cordage Group, recently held a silent auction at their corporate day at Glorious Goodwood. An amazing £1,000 was raised which is enough to pay for over 14 hours of care from our Hospice Community Team, supporting patients at home at the end of their life.

It was a wonderful day, where we were all able to let our hair down, enjoy a few drinks, and lose far too much money on the horses!