Planning Committee: 18 August 2015 **Item Number:** 5

Application No: W 15 / 0747

Registration Date: 15/05/15
Town/Parish Council: Barford **Expiry Date:** 14/08/15
Case Officer: Liam D'Onofrio
01926 456527 liam.donofrio@warwickdc.gov.uk

Land West of Bridge Street and Wilkins Close, Barford, Warwick, CV35 8EX

Outline application for up to 26 new dwellings with associated access. FOR Bayhill Property Ltd

---

This application is being presented to Committee due to the number of objections, an objection from the Parish Council and a request from Cllr Rhead having been received.

RECOMMENDATION

Planning Committee are recommended to GRANT planning permission, subject to the receipt of a satisfactory Section 106 Agreement and subject to the conditions listed. Should a satisfactory Section 106 Agreement not have been completed on or before 20th August 2015, Planning Committee are recommended to delegate authority to the Head of Development Services to REFUSE planning permission on the grounds that the proposals make inadequate provision in respect of the issues the subject of that agreement.

DETAILS OF THE DEVELOPMENT

Outline planning permission is sought with all matters reserved, except for access, for the erection of 26 new dwellinghouses. The main access will be located on the western side of the highway, on open land south of the River Avon/Barford Bridge.

The application is accompanied by a Design and Access Statement, Air Quality Action Plan, Transport Statement, Ecological Report, Flood Risk Assessment and Noise Survey.

The Design and Access Statement notes that Barford is a category 1 settlement village which combines local sustainable amenities in a generally rural setting. The site amounts to approximately 1.23 hectares resulting in some 21 dwellings per hectare. The DAS states that the development will seek to: safeguard the amenity and setting of Bridge Street and the adjacent river, keep building heights similar to existing dwellings on Bridge Street and avoid using 2.5/3 storey properties to maintain the scale, massing, visual height and character and appearance of the village and to ensure safe movement into and out of the site.

THE SITE AND ITS LOCATION

The application site relates to a field with a short road frontage located on the western side of Bridge Street. The northern boundary adjoins the River Avon and the site extends south in a roughly triangular shape behind properties on Wilkins Close and Mill lane, which adjoin the eastern and southern boundaries

respectively. The western boundary adjoins the A429 Barford Bypass. The north eastern part of the site adjacent to Bridge Street falls within Barford Conservation Area. The site falls outside of Barford's growth village envelope (Plan No.18 of the emerging Local Plan) and is within open countryside.

PLANNING HISTORY

W/14/1409 Outline application for the erection of up to 32 dwellings including means of access and associated works, with all other matters (relating to appearance, landscaping, layout and scale) reserved: Withdrawn 1st December 2014

RELEVANT POLICIES

The Current Local Plan

- RAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP4 - Archaeology (Warwick District Local Plan 1996 - 2011)
- DP5 - Density (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP7 - Traffic Generation (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP9 - Pollution Control (Warwick District Local Plan 1996 - 2011)
- DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP14 - Crime Prevention (Warwick District Local Plan 1996 - 2011)
- SC1 - Securing a Greater Choice of Housing (Warwick District Local Plan 1996 - 2011)
- SC4 - Supporting Cycle and Pedestrian Facilities (Warwick District Local Plan 1996 - 2011)
- SC11 - Affordable Housing (Warwick District Local Plan 1996 - 2011)
- SC12 - Sustainable Transport Improvements (Warwick District Local Plan 1996 - 2011)
- SC13 - Open Space and Recreation Improvements (Warwick District Local Plan 1996 - 2011)
- SC14 - Community Facilities (Warwick District Local Plan 1996 - 2011)
- DAP3 - Protecting Nature Conservation and Geology (Warwick District Local Plan 1996 - 2011)
- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- DS2 - Providing the Homes the District Needs (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

- DS5 - Presumption in Favour of Sustainable Development (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS6 - Level of Housing Growth (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS7 - Meeting the Housing Requirement (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS11 - Allocated Housing Sites (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS13 - Allocation of Land for a Country Park (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- H2 - Affordable Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- H4 - Securing a Mix or Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- H10 - Bringing forward Allocated Sites in the Growth Villages (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR1 - Access and Choice (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR2 - Traffic Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR3 - Transport Improvements (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NP1 - Neighbourhood Plans (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC2 - Planning for Renewable Energy and Low Carbon Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- FW4 - Water Supply (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- H0 - Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- HE1 - Protection of Statutory Heritage Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE2 - Protection of Conservation Areas (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

<u>Guidance Documents</u>

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Open Space (Supplementary Planning Document - June 2009)
- Vehicle Parking Standards (Supplementary Planning Document)
- Warwickshire Landscape Guidelines SPG
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Development Management Policy Guidance: Achieving a Mix of Market Housing on new Development Sites (Agreed by Executive - 19th June 2013)
- Garden Towns, Villages and Suburbs - A prospectus for Warwick District Council (Consultation document - May 2012)
- Affordable Housing (Supplementary Planning Document - January 2008)
- National Planning Policy Framework

SUMMARY OF REPRESENTATIONS

Barford, Sherbourne & Wasperton Joint Parish Council: Objection on the following grounds:

- The proposal is contrary to all current and emerging local policies.
- The JPC accepts that Barford is to be expected to take a significant number of houses and following liaison work with WDC the identified sites were agreed as those most suited and least harmful to accept extra housing over the emerging Local Plan period to 2029. The site in this application is NOT one of those identified sites.
- The most recent SHLAA listed this site as not suitable for development on several grounds including access and proximity to Barford Bypass.
- The proposed development is far greater than the local housing needs, especially with relation to Affordable Home provision. The housing mix is not appropriate.
- The density and separation to existing dwellings will inevitably cause loss of privacy and vehicle movements will result in loss of amenity through loss of privacy and noise nuisance.
- The Barford VDS also refers to valuable views and open spaces and specifically refers to the rural charm of small fields and paddocks. The Draft BNDP enlarges on this and the proposal site is important in views out of and into the village. Development of this site will significantly impact the setting of the settlement in its rural landscape and be seriously deleterious to the Barford Conservation Area of which the proposal site is both part of and immediately adjacent to. The views from the north and A429 in particular show a soft established rural edge to the village which with this proposal will be replaced by a new, large mass of brick development.
- A modern site access would impact the heritage setting of the historic Barford Bridge.
- Problematic drainage in Barford will be made worse.
- The application causes significant transport and traffic concerns.
- There are significant concerns over the impact that this development will have on infrastructure, school places, junction improvements, open spaces and public transport.
- Noise and emissions concerns given the proximity of the bypass.

Environment Agency: No objection, subject to condition.

Warwickshire Police: No objection, subject to scheme following 'Secure by Design' principles.

Warwickshire Fire and Rescue: No objection subject to condition to secure hydrants.

WCC Archaeology: No objection, subject to condition.

WCC Highways: No objection, subject to conditions.

WCC Flood Management: No objection, subject to condition.

WCC Ecology: No objection, subject to condition.

WDC Green Space Manager: No objection, subject to off site contribution.

WDC Housing: No objection, subject to securing 40% affordable housing.

WDC EHO: No objection, subject to conditions.

Public response:

There have been 36 objections to the scheme, raising the following concerns:

- Sewage system is already backed up.

- Water run-off also likely to increase flooding of the River Avon.

- Restricted views of bridge from access/quick moving traffic/ highway safety concerns.

- Limited off-street parking on the new road.

- Limited grazing opportunities in the village.

- Site is outside the village envelope.

- The mix of market homes is unacceptable and doesn't address the need.

- Infrastructure in the village is unsuitable, school is at capacity.

- The proposal is unsustainable development.

- There will be a noise impact from A429/ site is poor choice.

- Development will spoil village life/replace rural view with urban one.

- Impact upon wildlife.

- No justification for need for homes in Barford.

- Impact upon privacy/amenity of existing residents.

- Not consistent with draft Barford Neighbourhood Plan.

One comment received noting clear need for more housing but suggests too many houses are proposed for the plot and a more spacious development of larger plots should be sought.

ASSESSMENT

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

- The principle of development;
- Heritage and visual impact;
- Impact on residential amenity;
- Traffic impact / highway safety;
- Ecological impact;
- Archaeology impact;
- Flood risk and drainage;
- Open space;
- Contributions/legal agreement;
- Health and wellbeing;
- Other matters.

The principle of development

Five year housing supply/Current policy position

The site is within open countryside adjoining the northwestern edge of the growth village of Barford, where the current Local Plan Policy in relation to residential development is RAP1 - 'Directing New Housing'. However the National Planning Policy Framework (NPPF) 2012 states (para. 49) that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites against their housing requirement.

The Council's current position is that the Council cannot demonstrate a five year supply of deliverable housing sites against the housing requirement and Policy RAP1 is to be considered out-of-date. The scheme will contribute towards helping the Council achieve its five year requirement and granting outline permission for this site would increase the supply of land for housing which carries significant weight in this determination.

In terms of National policy the NPPF seeks to significantly boost the supply of housing and is clear that housing applications should be considered in the context of sustainable development. The NPPF is a material consideration that is afforded significant weight.

There are three dimensions to sustainable development: economic, social and environmental. The development would deliver economic benefits through the generation of employment during the construction phase, and from the increased population which would contribute towards increased expenditure in the local area and dependence on local facilities. Social benefits would include the provision of a mix of types and sizes of market and affordable housing to meet identified local needs. Environmental benefits would arise from measures to increase biodiversity and improvements to open land to the north of the site. The site is within a sustainably located growth village and would be well integrated into the existing settlement. It is therefore concluded that the development represents sustainable development by satisfying the three dimensions.

Paragraph 14 of the NPPF states that at the heart of the framework is the presumption in favour of sustainable development. Para.14 states that where the Development Plan is out-of-date, as in the case of Policy RAP1, permission should be granted provided that any adverse impacts of doing so would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or where there are no specific policies in the NPPF that indicate that development should be restricted.

Officers do not take the view that there are any adverse impacts that significantly and demonstrably outweigh the benefits of the proposed development in this case or that there are any specific policies in the NPPF that indicate that development should be restricted. There is no cap on the amount of development that can take place in Barford, however any development on allocated sites remains subject to careful assessment of site suitability. Although not located within the Barford growth village envelope the application site immediately adjoins the northwest edge of Barford and is considered to be appropriately located and sustainable. Officers therefore consider that approving

this development would be consistent with paras.14 and 49 of the NPPF and non-housing supply policies of the Local Plan (considered up-to-date where consistent with the NPPF) and is recommended for approval accordingly.

The emerging Barford Neighbourhood Plan carries limited weight as it has been through the consultation process and has progressed to Examination, planned for the first week in September 2015. However the NP remains un-adopted and is not considered to outweigh the aims and objectives of the NPPF.

Prematurity

Local Plan Policy RAP1 covers the period from 1996-2011 and makes no provision for the future housing needs of the District and is therefore out-of-date.

The development site was originally discounted from the emerging Local Plan as a SHLAA housing allocation due to insufficient access, partial site flooding, potential noise pollution, potential impact upon the conservation area, nearby residential amenity and the fact that the land was identified as an area of high landscape sensitivity. It is considered that these matters have been satisfactorily addressed, as detailed in the report below.

The development of the application site would not prevent any other development sites identified in the emerging Local Plan Publication Draft April 2014 from coming forward and it is not dependant on, nor incompatible with, any other Barford development sites.

It is not therefore considered that permission should be refused on the grounds of prematurity.

Assessment of the proposed housing provision

Paragraph 50 of the NPPF states that local planning authorities should plan for a mix of housing, based on current and demographic trends, market trends and the needs of different groups in the community. It goes on to state that local planning authorities should identify the size, type, tenure and range of housing that is required in different locations. In accordance with these requirements, the Council has adopted guidance on the required mix of market housing (June 2013). This is based on the 2012 Strategic Housing Market Assessment for Warwick District and specifies a mix of 7% 1 bedroomed dwellings, 26% 2 bedroomed dwellings, 43% 3 bedroomed dwellings and 24% 4 bedroomed dwellings. This can be controlled by condition to ensure that an appropriate housing mix is provided at reserved matters stage.

An affordable housing allocation of 40% (10 dwellings) will also be incorporated into the design. The affordable housing would be secured by a Section 106 agreement to accord with Policy SC 11.

The granting of outline consent would significantly increase the supply of land for meeting the unmet market and affordable housing needs of the District and would therefore represent a key benefit of the scheme.

Heritage and visual impact

The previous scheme (W/14/1409) sought the erection of 32 dwellings, which included land to the northern part of the site adjacent to the River Avon. This land is much more visually prominent and sensitive to development than the rest of the site, which is tucked between properties on Wilkins Close and the bypass embankment. The northern part of the site is considered to be a key location at the entrance to the village, adjoining the River Avon and fronting Bridge Street (also within the conservation area) with views from the listed Barford Bridge. The amended scheme has reduced the housing number to 26 units, removing development from this area, which will retained as open space to be enhanced and landscaped.

It is considered that there are better solutions to the indicative housing layout shown, however detailed layout, design and landscaping would be assessed at reserved matters stage. The site has an area of approximately 1.23 hectares (including the landscape buffer zone to the bypass and open space to the north shown on the indicative plan), however Officers are satisfied that 26 dwellings can be satisfactorily accommodated within the developable area of the site and that a high quality residential scheme can be secured that reflects the aims and objectives of the Council's 'garden suburb' guidance and is appropriate to the local character of Barford. It is important to make the best use of developable land and it would be undesirable to reduce housing numbers further.

The Design and Access Statement notes that the Barford Village Design Guide is very helpful in gauging the vernacular and how the proposal can architecturally sit in the context of the existing settlement. The Design and Access Statement also states that 2.5 and 3 storey dwellings will be avoided to reflect the scale and mass of buildings within this section of Barford. A condition is recommended to restrict dwellings to a maximum of two-storeys.

Subject to a sensitive design/layout solution to be assessed in detail at reserved matters stage the scheme is not considered to raise any impact upon the character or setting of the conservation area or surrounding listed buildings on Bridge Street. Soft landscaping and planting details would also be considered in detail at reserved matters stage.

Impact on residential amenity

The residential use of the site will be compatible with adjoining residential uses. Although the layout is indicative only it is considered that development can be designed to provide suitable separation distances between new properties and also to surrounding existing properties. It will be possible to remove permitted development rights to specific properties once layout information is submitted at reserved matter stage, should this be considered necessary in order to protect residential amenity.

The landscaping and open space to the north of the site shown on indicative plans will assist in ensuring the new development provides a high quality residential environment. Such details will be considered in greater detail at the reserved matters stage.

It is unlikely that this green field site will present any significant contaminated land issues that cannot be overcome through mitigation and remediation, which can be secured by standard conditions.

The applicant has submitted a Noise Impact Assessment at the request of the Environmental Health Officer (EHO) to assess the potential impact of road traffic noise from the bypass upon the future residents of the site. The EHO is satisfied with the noise mitigation recommendations made within the report and has requested a condition to secure such measures within the design solution at reserved matters stage. The site is not within an air quality management area, however the EHO has requested a low emission strategy condition to provide mitigation against air quality impacts associated with the development. Subject to these conditions the EHO has no objection to the scheme.

Traffic impact and highway safety

The Highway Authority has undertaken a full assessment of the planning application and note that the access arrangements to serve 26 dwellings are in the form of a priority 'T' Junction onto Bridge Street. The Highway Authority has reviewed and undertaken an assessment of the submitted documents and consider that the information provided demonstrates that the development will have a minimal impact upon the safe and efficient operation of the highway network at this location. The documents and technical drawings are in accordance with the relevant guidance and the visibility splays for the development are acceptable.

The Highway Authority conclude that there are no justifiable reasons on which an objection can be sustained. Therefore the Highway Authority has no objection to the development proposals subject to conditions, including a construction management plan, construction phasing plan and HGV routing plan.

The Highway Authority has also requested financial obligations, which are discussed in further detail within the 'contributions/legal agreement' section of this report.

Ecological impact

The County Ecologist has raised no objection to the scheme, subject to the 0.23 hectares of land indicated on the layout plan (within a hatched area to the north of the site) being suitably enhanced to ensure that there is no net bio-diversity loss on the site as a result of the development. This can be secured through a suitably worded condition.

Archaeology Impact

The County Archaeologist requested under the previous application W/14/1409 that a pre-determinative archaeological assessment be undertaken, , as the development lies within an area of significant archaeological potential. This requirement led to the withdrawal of the previous scheme to allow this Archaeological Assessment to take place.

The County Archaeologist reports that following an initial geophysical survey a programme of archaeological trial trenching was undertaken revealing deposits dating from the Late Bronze Age, Iron Age - Roman Transition and the Post Medieval period. Given the results of the survey it is not considered appropriate to require further evaluative work prior to the determination of the application, however it is considered that some additional archaeological work should be

required should the development be granted. A condition is suggested accordingly to secure these archaeological works.

Flood risk and drainage

The northern part of the site falls within Flood Zones 2/3, however the proposed access road and developable area all fall within Flood Zone 1. The Environment Agency have raised no objection to the scheme, subject to a condition to agree finished floor levels to reduce the risks of flooding to future occupiers.

Surface water is dealt with by the County Council, as lead Local Flood Authority, who have raised no objection to the scheme, subject to a condition to secure a detailed surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.

Open space

The indicative plan includes 0.23 hectares of open space to the north of the site, adjacent to the River Avon. In accordance with the County Ecologist's comments all of this area is required to be enhanced to help balance the biodiversity loss on the rest of the site. The land cannot therefore also be used for a formalised childrens' play area/park/allotment etc. Members of the public would be able to enjoy this space however, as an enhanced, planted area adjacent to the river. The Green Space Manager has confirmed that this area would provide 'natural green space' for the development and other types of open space could be secured off site through a contribution.

The Green Space Manager is currently calculating this contribution and Members will be updated on the figure at the meeting.

Contributions/legal agreement

The following contributions have been requested in relation to the proposed development:

- A Sustainable Travel Packs Contribution of £75 per dwelling (£1950 total) is to be paid to the County Council for the provision of information packs for owners and Occupiers of the new dwellings, which will include information on sustainable modes of transport and to help promote sustainable travel and road safety in the local area. Funds to be paid upon commencement of the development.

- The proposed development is estimated to generate 7 additional primary school pupils and 1 additional pre-school pupil. Barford St Peter's CE Primary School is currently at capacity and it is proposed to build an additional classroom to enable the school to operate as a one form entry school with 7 class groups each of 30 pupils. There is also pre-school provision on the site of the school. The DfE assessed build costs per pre-school and primary pupil place in Warwickshire is £11,687. The financial request associated with this development will therefore be £93,496.00 There is no secondary education contribution request from WCC because the secondary education catchment area for Barford falls within Stratford on Avon District Council and County advise that Stratford School has significant spare capacity.

- Affordable housing at 40%, secured through the S106 legal agreement.

- South Warwickshire Foundation Trust contribution to be confirmed.

- Green Space Manager - off site open space contribution requested at £27,716.76.

- The NHS Primary Care have confirmed that they will not be requesting any contribution for primary health care GP facilities.

All requested contributions must be CIL Regulation 122 compliant: necessary to make the development acceptable; directly related to the development; and fairly and reasonably related in scale and kind. If Members grant outline planning permission this will remain subject to securing a satisfactory Section 106 Agreement for the above contributions.

Health and wellbeing

Warwickshire Police have raised no objection to the outline scheme but have asked that the development follows Secured by Design principles, which can be secured by condition. This will assist in minimising the potential for crime and improve community safety for future residents.

Other Matters

A condition can be applied to ensure that subsequent reserved matters applications accord with Local Plan Policy requirements in respect of either generating 10% of the energy needs from renewable sources or reducing the energy demand of the development and its CO^2 emissions by 10% through initial construction methods.

SUMMARY/CONCLUSION

The Council's current position is that the Council cannot demonstrate a five year supply of deliverable housing sites against the housing requirement and Policy RAP1 is to be considered out-of-date. The application site is considered to be within a sustainable location and the scheme will increase the supply of land for housing and contribute towards helping the Council achieve its five year housing requirement, which carries significant weight in this determination.

The development is considered to comply with other current Local Plan policies and with the policies of the NPPF as a whole. The presumption in favour of sustainable development also carries substantial weight.

It is considered that the details of the development can be successfully addressed at reserved matters stage and the provision of necessary new infrastructure will be secured by way of financial contributions. The development would have a limited impact on the open countryside as it is contained by the bypass and will not erode Barford's rural character. The most prominent part of the site to the north will be retained as open space with an associated landscaping scheme so that the visual harm for the conservation area/Barford Bridge is not significant. The scheme also needs to be balanced against the wider benefits of the development listed above.

It is therefore concluded that the development should be granted.

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 2010 (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 access hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) B/BPDBarford.1/01 Rev D and specification contained therein, submitted on 15/05/15. For the avoidance of doubt the requirement to carry out the access permitted in accordance with the approved drawing(s) B/BPDBarford.1/01 Rev D and specification contained therein shall only apply to that part of the access which is located within 10 metres of the public highway. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1, DP2 and DP6 of the Warwick District Local Plan 1996-2011.

5 No development shall take place within the application site, unless and until a programme of archaeological works and investigations has been secured and initiated in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. **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 were applicable, before development commences in accordance with Policy DP4 of the Warwick District Local Plan 1996-2011.

6 The development hereby permitted shall not be commenced unless and until a scheme showing how either a). at least 10% of the predicted energy requirement of the development will be produced on or near to the site from renewable energy resources, or b). a scheme showing how

at least 10% of the energy demand of the development and its CO^2 emissions would be reduced through the initial construction methods and materials has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until all the works within the approved scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications. **REASON**: To ensure that adequate provision is made for the generation of energy from renewable energy resources or to achieve carbon savings in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.

7 No construction will be undertaken until a Construction Management Plan which should contain a Construction Phasing Plan, measures to prevent mud and debris being deposited on the highway and HGV Routing Plan is submitted and approved by the Local Planning Authority. All details shall be carried out as approved. **Reason:** In the interests of highway safety in accordance with Policies DP2, DP6 & DP8 of the Warwick District Local Plan 1996-2011.

8 No part of the development hereby permitted shall be commenced and nor shall any equipment, machinery or materials be brought onto the site until a scheme for the protection of all existing trees and hedges to be retained on site has been submitted to and approved in writing by the District Planning Authority and has been put in place. The scheme must include details of the erection of stout protective fencing and be in accordance with British Standard BS5837: 2005, a Guide for Trees in relation to construction. Nothing shall be stored or placed in those areas fenced in accordance with this condition and nor shall the grounds levels be altered or any excavation take place without the prior consent in writing of the District Planning Authority. The approved scheme shall be kept in place until all parts of the development have been completed and all equipment, machinery and surplus materials have been removed. **Reason:** To protect trees and other features on site during construction in accordance with Policy DP3 of the Warwick District Local Plan 1996-2011.

9 The development hereby permitted shall not be commenced 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. The development shall not then be occupied until the scheme has been implemented to the satisfaction of the Local Planning Authority. **REASON:** In the interests of fire safety.

10 No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. Details to be submitted shall include: (a) infiltration testing in accordance with the BRE 365 guidance to clarify whether or not infiltration into the ground is a viable means of

managing surface water from the site; (b) demonstrating that the surface water drainage system(s) are designed in accordance with CIRIA C697 and C687 or the National SuDS Standards, should the later be in force when the detailed design of the surface water drainage system is undertaken; (c) limitation of the discharge rate generated by all rainfall events up to and including the 100 year plus 30% (allowance for climate change) critical rain storm to no greater than 5.0 l/s; (d) demonstrating the provisions of surface water run-off attenuation storage in accordance with the requirements specified in '*Science Report SC030219 Rainfall Management for Developments'; (e)* demonstrating detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system, and outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods; and (f) confirming how the on-site surface water drainage systems will be adopted and maintained in perpetuity to ensure long term operation at the designed parameters. **Reason** To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of the sustainable drainage structures in accordance with Policies DP11 & DP3 of the Warwick District Local Plan 1996-2011.

11 No development shall take place until finished floor levels have been submitted to and approved in writing by the local planning authority. The agreed scheme shall be fully implemented. **Reason:** To reduce the risk of flooding to the proposed development and future users in accordance with Policies DP2 and DP11 of the Warwick District Local Plan 1996-2011.

12 No development shall commence, including site clearance, unless and until a scheme to ensure that there is no net biodiversity loss as a result of the development, has been submitted to and agreed in writing by the Local Planning Authority. The net biodiversity impact of the development shall be measured in accordance with the DEFRA biodiversity offsetting metric as applied in the area in which the site is situated at the relevant time and the scheme shall include: (a) a methodology for the identification of any receptor site(s) for offsetting measures; (b) the identification of any such receptor site(s); (c) the provision of arrangements to secure the delivery of any offsetting measures (including a timetable for their delivery); and (d) a management and monitoring plan (to include for the provision and maintenance of any offsetting measures in perpetuity). The written approval of the Local Planning Authority shall not be issued before the arrangements necessary to secure the delivery of any offsetting measures have been executed. The scheme shall be implemented in full accordance with the requirements of the scheme or any variation so approved. **Reason:** To ensure no net loss of biodiversity in accordance with NPPF paragraph 118, principles and guidance documents.

13 No development shall take place unless and until a Low Emission

Strategy has been submitted to and approved in writing by the local planning authority. The Low Emission Strategy shall thereafter be implemented in strict accordance with the approved details. **REASON:** To ensure mitigation against air quality impacts associated with the proposed development, in accordance with Policy DP9 of the Warwick District Local Plan and the aims and objectives of national guidance within the NPPF 2012.

14 No development shall take place under any reserved matters consent until a scheme for that reserved matters consent has been submitted to and approved in writing by the Local Planning Authority detailing the provision of noise mitigation measures to protect residents of the development from excessive traffic noise entering habitable rooms and the provision of quiet garden areas shielded from road noise. Details shall reflect the acoustic garden fencing, facade and window specifications and ventilation solutions indicated in the supporting Nova Acoustics Ltd Noise Impact Assessment dated 24/07/15. The scheme shall be implemented in accordance with the approved details prior to the first occupation of any dwellinghouse and mitigation measures shall be retained thereafter. **REASON:** To protect residents of the development from the adverse effects of traffic noise from outside the development in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.

15 No development shall take place under any reserved matters consent until a scheme for that reserved matters consent has been submitted to and approved in writing by the local planning authority indicating how and when the 'Secured by Design' standards will be incorporated into the development. The scheme shall be implemented in accordance with the approved details and shall be retained thereafter. **REASON**: To ensure Secured by Design standards are met, in accordance with Policy DP14 of the Warwick District Local Plan.

16 The mix of type and size of market dwellings submitted as part of any reserved matters application must accord with the recommendations contained within the most up to date version of the "Development Management Policy Guidance : Achieving Mix of Market Housing on new Development Sites". **REASON**: To ensure that the housing meets the needs of the District as required by Local Plan Policy SC1 and the NPPF.

17 The proposed dwellinghouses shall not exceed two-storeys, as indicated within the Design and Access Statement submitted on 15th May 2015. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

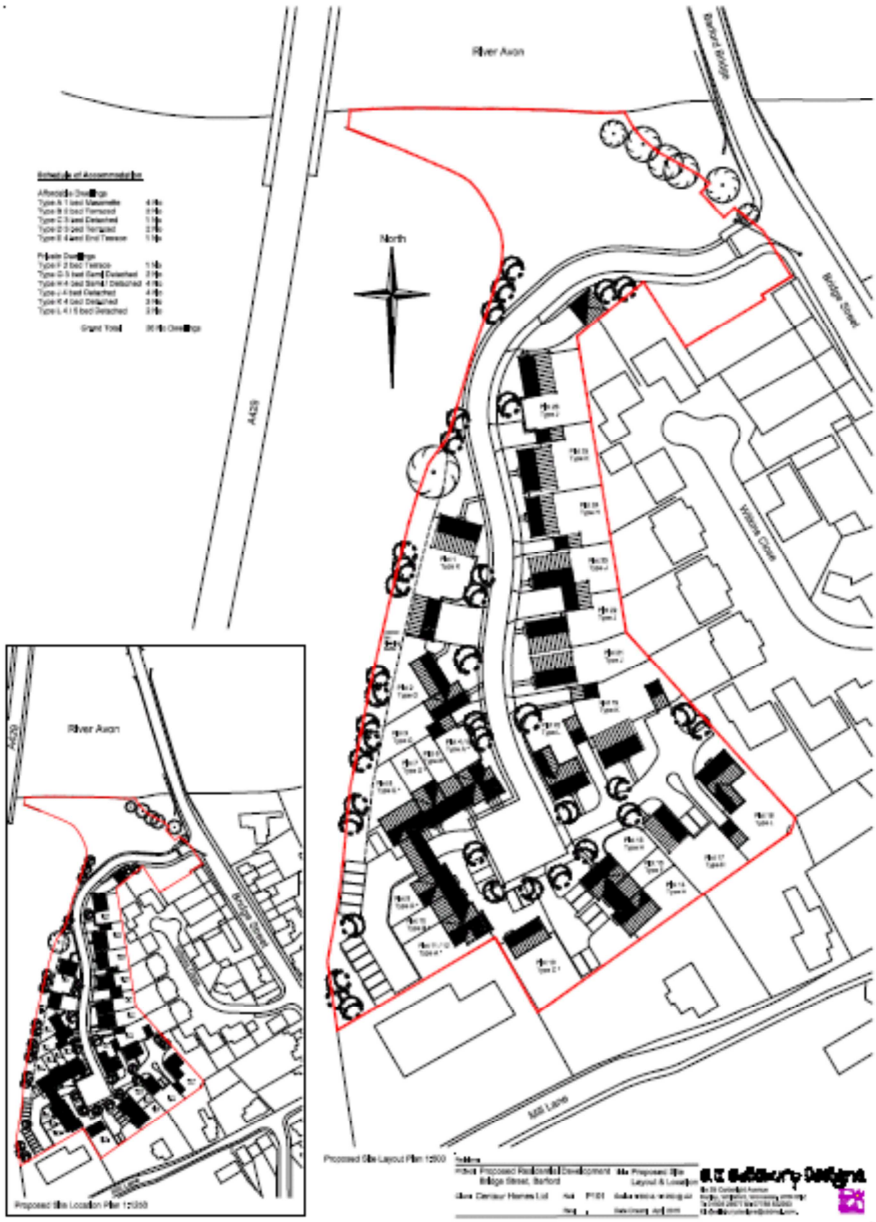
18 If an air source heat pump is chosen as the method to comply with the requirement for renewable energy, noise arising from the air source heat pump(s) permitted, when measured one metre from the facade of any noise sensitive premises, shall not exceed the background noise level by more than 3dB (A) measured as LAeq (5 minutes). If the noise

in question involves sounds containing a distinguishable, discrete, continuous tone (whine, screech, hiss, hum etc.) or if there are discrete impulses (bangs, clicks, clatters, thumps etc.) or if the noise is irregular enough to attract attention, 5dB(A) shall be added to the measured level. **REASON:** To protect the amenities of the occupiers of nearby properties in the locality in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.

19 The layout of the application site to be submitted at reserved matters stage, referred to in condition one, shall retain a minimum of 0.23 hectares of open space to the northern part of the site in addition to the 5 metre wide landscaping buffer to the western site boundary (as identified on indicative layout Drgs No.P102 Rev C and P104 Rev B dated 23/07/15) **REASON:** To secure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and also to ensure no on-site bio-diversity loss in accordance with Policies DP1, DP2, DP3, DAP4 and DAP8 of the Warwick District Local Plan 1996-2011 and the aims and objectives of the NPPF.

---

site
A429
Wellesbourne Rd


River Avon
A428
North
Bridge Street
William Close
Mill Lane
Proposed Site Location Plan 1:2500
Proposed Site Layout Plan 1:500