Planning Committee: 20 July 2021 **Item Number:** 6

Application No: W 20 / 0808

Registration Date: 16/06/20
Town/Parish Council: Baginton **Expiry Date:** 15/09/20
Case Officer: Helena Obremski
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Land north of Rosswood Farm, Coventry Road, Baginton, Coventry, CV8 3AD

Full application for the proposed development of 56 no. affordable dwellinghouses, consisting of mixed tenure of Social Rent and Shared Ownership on land adjacent to Coventry Road, Baginton. FOR Bowsall Developments Ltd and Platform Housing Group

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This application is being presented to Committee due to the number of objections received.

RECOMMENDATION

Planning Committee are recommended to GRANT planning permission, subject to the conditions listed at the end of this report and a unilateral undertaking to secure the agreed financial contribution in relation to biodiversity offsetting, improved bus facilities and road safety initiatives.

Planning Committee are also recommended to delegate authority to the Head of Development Services in consultation with the Chair of Planning Committee to finalise the terms of the unilateral undertaking including any variation to, or clarification of, the sums requested where the revised sums meet the relevant statutory test.

Should a satisfactory unilateral undertaking not have been completed by 17th August 2021, Planning Committee are recommended to delegate authority to the Head of Development Services 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 a full planning application for the proposed development of 56 no. affordable dwellinghouses, consisting of mixed tenure of Social Rent and Shared Ownership on land adjacent to Coventry Road, Baginton.

A number of changes have been made to the scheme during the course of the application, including amendments to the design of the frontage properties along

Coventry Road, amendments to the design of some of the dwellings within the site, changes to the parking layout and street scene, amendments to the public open space provided on site and changes to the proposed boundary treatments within and along the site boundaries.

THE SITE AND ITS LOCATION

The site forms approximately half of allocated housing site H19 and is an undeveloped greenfield site, which is currently utilised as paddock land in association with an equestrian business. The northern part of the site lies to the west of the junction of Coventry Road, Church Road and Oak Close. The southern part of the site lies to the west of Coventry Road. To the east the boundary is an established native hedgerow which includes a limited number of hedgerow trees. A veteran tree is positioned at the nearby junction with Coventry Road and Church Road, and there a small area of woodland to the north of the site. On the opposite side of Coventry Road to the east is The Oak Public House. Immediately to the south of The Oak is Coventry Airport.

Baginton is classified as a growth village in which the application site is included, with existing residential development to the north east of the site. The Conservation Area boundary wraps around the north of the site and Green Belt land surrounds the site.

PLANNING HISTORY

There is no relevant planning history related to this site.

RELEVANT POLICIES

- National Planning Policy Framework
- DS1 - Supporting Prosperity
- DS2 - Providing the Homes the District Needs
- DS3 - Supporting Sustainable Communities
- DS4 - Spatial Strategy
- DS5 - Presumption in Favour of Sustainable Development
- DS11 - Allocated Housing Sites
- PC0 - Prosperous Communities
- H0 - Housing
- H1 - Directing New Housing
- H2 - Affordable Housing
- H10 - Bringing forward Allocated Sites in the Growth Villages
- H4 - Securing a Mix or Housing
- SC0 - Sustainable Communities
- BE1 - Layout and Design
- BE3 - Amenity
- TR1 - Access and Choice
- TR2 - Traffic generation
- TR3 - Parking
- HS1 - Healthy, Safe and Inclusive Communities
- HS4 - Improvements to Open Space, Sport and Recreation Facilities
- HS6 - Creating Healthy Communities
- HS7 - Crime Prevention

- 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
- FW4 - Water Supply
- HE1 - Protection of Statutory Heritage Assets
- HE2 - Protection of Conservation Areas
- HE4 - Archaeology
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- NE3 - Biodiversity
- NE4 - Landscape
- NE5 - Protection of Natural Resources
- DM1 - Infrastructure Contributions
- DM2 - Assessing Viability
- Guidance Documents
- Open Space (Supplementary Planning Document - April 2019)
- Affordable Housing (Supplementary Planning Document - June 2020)
- Residential Design Guide (Supplementary Planning Document- May 2018)
- Distance Separation (Supplementary Planning Guidance)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Parking Standards (Supplementary Planning Document- June 2018)
- Air Quality & Planning Supplementary Planning Document (January 2019)
- Baginton and Bubbenhall Neighbourhood Plan 2018-2029
- G1 - Protecting and Enhancing Local Landscape Character
- G2 - Protecting and Enhancing Local Biodiversity, Wildlife and Habitats
- G3 - Managing Flood Risk
- G4 - Traffic Management and Transport Improvements
- BAG1 - Land North of Rosswood Farm
- BAG3 - Protecting and Enhancing Baginton Village
- BAG6 - Green Infrastructure

SUMMARY OF REPRESENTATIONS

Baginton Parish Council: No objection, but Councillors have the following comments:

- share concerns of Tree Officer regarding the Baginton Oak Tree and other trees. Stringent conditions should be applied, with effective monitoring.
- support concerns shared by WCC LLFA.
- a condition should be added to ensure that the owner of the site maintains the areas of public open space.
- Concern regarding lack of visitor parking.
- We believe that the traffic management plan has failed to adequately account with the increased traffic associated with Gateway South (W/18/0522) and needs to be significantly revised before any permissions are granted

Conservation Officer: No objection, subject to condition for facing materials.

Warwickshire Wildlife Trust: When considering the results of the Habitat impact assessment calculator, and high value grassland marsh and semi approved acidic grassland on the site and when reviewing the limited compensation measures which just include small area of herbatious vegetation, and a children's play area directly adjoining the potential wildlife site this is not considered to be enough to compensate for the -7 scoring. Therefore, in its current form, the Trust cannot support the application.

Public Rights of Way: No objection, there are no recorded public rights of way crossing or immediately abutting the site.

WCC Highways: No objection, subject to conditions.

WCC LLFA: No objection, subject to conditions.

Environmental Health: No objection, subject to conditions.

Warwickshire Fire and Rescue: No objection, subject to condition.

WCC Archaeology: No objection, subject to condition.

Tree Officer: No objection, subject to adequate protection of tree labelled T52 and AMS which can be secured by condition.

Housing: No objection.

Waste Management: No objection to amended plans.

Natural England: No objection.

Coventry Airport: Objection, the amount of fruit bearing planting and trees could adversely impact the operation of the airport.

WCC Infrastructure: No objection subject to the provision of the following financial contributions: £941 towards improvements to libraries; £778 towards

improvements of public rights of way; £310,447 towards improvements towards education services; £5,000 towards the improvement of bus services; £560 towards sustainable travel promotion; £2,800 towards road safety initiatives; and, a monitoring fee TBC.

Open Space: No objection to amended landscaping scheme, subject to contribution of £222,731.82 towards the improvement of offsite public open space.

WCC Ecology: No objection, subject to contribution of £134,508 for biodiversity offsetting and conditions.

Cultural Services: No objection, subject to contribution of £3,964 towards improvements to outdoor sports, £43,789 towards indoor sports improvements and £15,125 towards grass pitch improvements.

Public Responses: 8 Objections:

- detrimental impact on the character of the area and rural landscape;
- loss of green space;
- Green Belt is being lost unnecessarily;
- a housing estate is not in keeping with the character of the village;
- additional noise, pollution, littering and disturbance;
- impact from construction works on neighbouring amenity;
- would have a detrimental impact on the living conditions of the current occupiers of the village and future residents;
- additional traffic generation;
- existing drainage is inadequate;
- wildlife and trees would be under threat as a result of the development;
- there are poor local services to serve the additional housing;
- works have already commenced on site.

ASSESSMENT

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

- the principle of the development;
- whether it is appropriate to permit more dwellings than the Local Plan allocation;
- the impact on the character and appearance of the surrounding area and conservation area;
- archaeological impact;

- residential amenity;
- car parking and highway safety;
- landscaping and impact on trees;
- drainage and flood risk;
- ecological impact;
- mix of market housing;
- provision for affordable housing;
- section 106 contributions; and
- health and wellbeing.

Principle of the development

The site comprises part of an allocated residential housing site within the Local Plan. Therefore, residential development is considered to be acceptable in principle.

Whether it is appropriate to permit more dwellings than the Local Plan allocation

This is part of an allocated housing site in the Local Plan. The Local Plan indicates that 80 dwellings would be an appropriate number of dwellings across the whole site, however it is important to note that this is not a maximum. The application site forms approximately half of the allocated housing site, so it can be broadly assumed that the Local Plan suggests 40 dwellings would be appropriate, whereas the application is for 56, resulting in an overprovision of housing by 29%.

The explanatory text to Local Plan policy DS11 states that the sites were assessed against a number of criteria and an estimated figure for the number of dwellings for each site is shown. It also states that it is recognised that this figure may vary dependent on detailed planning at the application stage.

When considering the additional numbers above the allocation, Officers note that Strategic Policies DS2 and DS3 of the Local Plan seek to support the provision of homes that are required within the District as identified within the Objectively Assessed Housing Need. These policies also require development schemes to provide an appropriate level of affordable housing and a mix of new homes of all tenures.

The above policies are based upon the Government objective of significantly boosting housing supply. Furthermore, Policy DS6 identifies a minimum of 16,776 new dwellings during the local plan period of 2011 to 2029. Current rates of new development require the provision of 1,098 dwellings per year for the remaining Local Plan period until 2029.

Policy DS7 sets out the methodology for the provision of new housing over the plan period. The figures set out that the plan period has a significant number of site completions, extant permissions, existing commitments and new dwellings proposed through the sites that are allocated within the plan.

In addition to the identified sites, an additional 1010 dwellings have been earmarked within the Local Plan housing figures that would potentially come forward through windfall sites.

In essence, the additional 16 dwellings proposed on this site could be considered as a windfall insofar as they would be additional dwellings not identified within the allocation but capable of being satisfactorily assimilated onto the site which is located within a sustainable area. It is also notable that the development is for 100% affordable housing, providing the District with 16 additional affordable dwellings than that previously envisaged as a result of the overprovision alone.

The additional dwellings located on this site would not place undue pressure on local infrastructure. No objections have been raised from statutory consultees that the additional pressure would not be able to be mitigated for.

Other benefits are capable of accruing as a result of the increased number of dwellings proposed relative to those estimated at the time of the allocation. Within the context of the Government objective to significantly boost housing supply, the provision of additional dwellings in a sustainable manner within a high quality development is considered to be a positive outcome which as set out above increases the provision of affordable housing and a wider tenure mix in a manner which may not otherwise be the case and in accordance with the relevant policies to suit the housing requirements of a variety of people. Therefore, Officers consider that the site is located in a sustainable area and the additional 16 dwellings would not result in an overprovision that would be detrimental to the overall strategy of the plan.

Residential Amenity

Warwick District Local Plan policy BE3 requires all development to have an acceptable impact on the amenity of nearby users or residents and to provide acceptable standards of amenity for future users or occupiers of the development. There is a responsibility for development not to cause undue disturbance or intrusion for nearby users in the form of loss of privacy, loss of daylight, or visual intrusion. The Residential Design Guide provides a framework for policy BE3, which stipulates the minimum requirements for distance separation between properties and that extensions should not breach a 45 degree line taken from a window of the nearest front or rear facing habitable room of a neighbouring property.

Members of the public have objected to the proposal on the basis of additional noise, pollution, littering and disturbance; impact from construction works; a detrimental impact on the living conditions of the current occupiers of the village and future residents.

Relationship to existing residential properties

The nearest existing residential properties are not considered to be within a distance from the proposed development which are likely to be directly materially impacted as a result of the proposal.

Environmental Health Officers have assessed the application and confirm that a construction management plan would be required to protect the amenity of neighbouring properties from construction work. This is considered to be reasonable and necessary for the purposes of the development.

Proposed Living Conditions

As amended, the proposed development would result in a development which meets with the Council's minimum standards in terms of distance separation between properties and the provision of satisfactory light, outlook and privacy to habitable spaces. Furthermore, the proposal also provides the minimum size private amenity spaces for each garden in accordance with the requirements of the Residential Design Guide.

Environmental Health Officers note that the proposed development is located in close proximity to a number of noise sources that could adversely impact on future residents of the proposed dwellings including aircraft noise associated with Coventry airport and road traffic from Coventry Road. There are some omissions within the noise assessment report which detract from making a full assessment of the potential noise impacts on future occupiers of the site and thus agreeing a suitable noise mitigation scheme. However, Environmental Protection confirm that they are satisfied that these details could be dealt with by way of a planning condition requiring a supplementary noise assessment report and scheme of mitigation to be submitted to and approved by the local planning authority.

The proposal is therefore considered to be in accordance with Local Plan policy BE3.

Impact on the character and appearance of the surrounding area and conservation area

The National Planning Policy Framework (NPPF) places significant weight on ensuring good design which is a key aspect of sustainable development and should positively contribute towards making places better for people. The NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving character, the quality of an area and the way it functions. Furthermore, Warwick District Council's Local Plan 2011 - 2029 policy BE1 reinforces the importance of good design stipulated by the NPPF as it requires all development to respect surrounding buildings in terms of scale, height, form and massing. The Local Plan calls for development to be constructed using appropriate materials and seeks to ensure that the appearance of the development and its relationship with the surrounding built and natural environment does not detrimentally impact the character of the local area. Finally, the Residential Design Guide sets out steps which must be followed in order to achieve good design in terms of the impact on the local area; the importance of respecting existing important features; respecting the surrounding buildings and using the right materials.

Section 72 of the Planning (Listed Buildings and Conservation Areas) 1990 imposes a duty when exercising planning functions to pay special attention to the desirability of preserving or enhancing the character of a Conservation Area.

Paragraph 193 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 196 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage assets, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Policy HE1 of the Local Plan states that development will not be permitted if it would lead to substantial harm to the significance of a designated heritage asset. Where the development would lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal. The explanatory text for HE1 clarifies that in considering applications relating to Conservation Areas, the Council will require that proposals do not have a detrimental effect upon the integrity and character of the building or its setting, or the Conservation Area. Local Plan policy HE2 supports this and states that it is important that development both within and outside a conservation area, including to unlisted buildings, should not adversely affect its setting by impacting on important views and groups of buildings within and beyond the boundary.

BBNDP policy BAG3 states that development proposals within the village envelope of Baginton, including small infill sites and extensions to existing properties, must be sited and designed sensitively so as to respect and enhance their setting and, where appropriate, the Conservation Area. Development should be of a suitable scale, height and massing which responds to the built form of surrounding properties. Properties should be small in scale and no more than two stories in height; use appropriate local materials and detailing wherever possible, sympathetic to the design of properties in each identified character area; have appropriate regard for their impact, where appropriate, on key village views; include suitable landscaping and boundary treatment which is appropriate to the character of a rural Warwickshire village such as provision of low brick walls and hedges; have appropriate regard for their impact, where appropriate, on listed buildings, other heritage assets and their settings.

More specifically, in relation to this allocated housing site, BBNDP policy BAG1 states that proposals must consider, assess and address the following: the requirements of the Warwick District Local Plan 2017 and in particular Policy H10 - Bringing forward Allocated Sites in the Growth Villages; the need to provide a landscape buffer of native trees to the west of the site and, wherever possible, the replacement of present fence boundaries with native hedging, and; an approach to design that recognises that an entrance to the village from the south is being defined; attention is required to integration with the existing settlement, and good accessibility to village services and facilities should be achieved with footpath and cycleway enhancements.

Members of the public have stated that the development will result in a detrimental impact on the character of the area and rural landscape; there will be a loss of green space; and, that a housing estate is not in keeping with the character of the village.

Any proposed development of this site has the potential to impact the setting of the conservation area, the boundary of which runs to the north of the application site. There have been various negotiations between the Council and applicant regarding the proposed design and layout of the scheme. The Conservation Officer has confirmed that the green buffer proposed – including water attenuation site – and woodland beyond effectively screens the development proposal from views from Church Road. In addition, the roadside hedge along Coventry Road is to be retained and enhanced with native vegetation. It is noted that the scale of houses – generally limited to two storeys – is appropriate for the location and combined with traditional characteristics including chimneys and gables, relates well to the prevailing built form in Baginton.

The Conservation Officer requested that the dormers windows were reduced in scale on plots 39 and 40, and also asked for traditional characteristics with the addition of arched windows – a feature very commonplace in Baginton Conservation Area, to be incorporated into the scheme. This has been accommodated by the applicant. Improvements have also been made regarding the frontage which would be exposed from Coventry Road, to provide an active, attractive frontage which responds well to the existing nearby residential development. As the highway sweeps towards the west at the north the site already benefits from a small green landscape buffer between the highway and site, and owing to the Veteran Tree and nearby woodland, it was deemed appropriate to make the eastern boundary more verdant. This also retains an element of, and respects the rural character of the wider area. Furthermore, the requirements of the Neighbourhood Plan are incorporated by retaining a 2 metre landscaped buffer zone at the edge of the site which neighbours the rural landscape.

A condition for sample materials has been added to ensure a high quality design which respects the setting of the nearby Conservation Area. A condition has also been added to remove permitted development rights for the erection of fences walls and means of enclosure, and for the laying down of hard surfaces to ensure that the site as a whole retains a verdant nature, with a sense of openness to protect the wider rural setting.

As amended, the proposals are considered to present an acceptable design and accord with the NPPF and Local Plan Policies BE1, HE1 and HE2.

Archaeological Impact

WCC Archaeology note that the proposed development lies within an area of significant archaeological potential located just to the south of the probable extent of the medieval settlement at Baginton. Roman activity is known from the surrounding area with the Lunt Roman Fort Scheduled Monument located approximately 550m to the north of the proposed development site. Roman settlement remains have also been identified to the east of Coventry Road approximately 250m and 150m north east of the site and also 320 m to the north.

In addition, the site of an Anglo Saxon settlement to the west of Baginton Church has been identified about 280m to the north west of the site and an Anglo Saxon Cemetery 220m to the north east.

A programme of evaluative fieldwork comprising a geophysical survey and archaeological trial trenching has been undertaken across this site. Whilst no definite archaeological anomalies were identified by the geophysical survey, the trial trenching did identify a concentration of archaeological features within the central and northern portions of the site including ditches and a pit dating to the Roman period. A pit containing pottery dating from the Middle Iron Age was also revealed on the western side of the site.

WCC Archaeology consider that in light of the results of the trial trenching, a further programme of archaeological work should be required if consent is forthcoming in order to mitigate the impact of the proposed development. This can be secured by condition. Therefore the development is considered to be in accordance with Local Plan policy HE4.

Car parking and highway safety

BBNDP policy G4 states that development proposals should consider, assess and address their potential to benefit highway safety and in particular, at an appropriate scale, examine:

1. Highway schemes that will improve use by and safety for pedestrians and cyclists;

2. Public and community transport improvements;

3. Additional parking provision that could benefit community facilities;

4. The impact of traffic flows through the village centres.

Members of the public have objected on this basis that there would be additional traffic generation. Although this is noted, as the development relates to an allocated housing site, the principle of additional traffic within this area and the ability for the nearby road network to cope with this is already established.

The Parish Council state that they have concern regarding a lack of visitor parking. They also consider that the traffic management plan has failed to adequately account for the increased traffic associated with Gateway South (W/18/0522) and needs to be significantly revised before any permissions are granted.

WCC Highways initially objected to the proposal, and expressed concerns regarding the provision of adequate visitor parking and access arrangements from Coventry Road. Following further discussion with the applicant, a revised drawing has been submitted which relocates the private drive access onto Coventry Road at an acceptable location and demonstrates the ability of the layout to accommodate the required level of visitor parking. Therefore, WCC Highways now have no objection to the proposal on highway safety grounds, subject to a number of conditions and notes. Given that the Highway Authority are satisfied with the

proposal and Officers have no evidence to suggest that the development would present concerns regarding highway safety, the proposal is considered to be acceptable in terms of car parking and highway safety.

Landscaping and impact on trees

BBNDP policy G1 states that landscaping schemes should be designed to incorporate certain landscape design principles wherever possible to ensure opportunities are maximised for supporting local biodiversity, and to ensure new development responds positively to this high quality local environment. Native planting is encouraged and primary hedges and tree cover should be retained.

The Parish Council state that they share the concerns of the Tree Officer regarding the Baginton Oak Tree and other trees. They state that stringent conditions should be applied to protect the tree, with effective monitoring.

Members of the public express concerns regarding the loss of trees.

The Council's Tree Officer has assessed the application and states that the tree report submitted with the application is thorough and well considered. The Tree Officer considers that subject to a condition for the provision of a comprehensive arboricultural method statement, the development is unlikely to impact on trees of amenity value, including the veteran tree to the north east of the site.

It is concluded that important landscape features will be protected and that a suitable soft landscaping has been included. The proposal is therefore considered to be in accordance with Local Plan policy NE4.

Drainage and flood risk

Members of the public have objected to the proposed development on the basis that the existing drainage is inadequate. The Parish Council state that they support concerns shared by WCC LLFA.

The application site is located within Flood Zone 1, with a low probability of flooding.

BBNDP policy G3 states that all new development must use above ground sustainable drainage systems (SuDs) providing attenuation to greenfield runoff rates. Development should set back development 8m from watercourses to allow access for maintenance and restoring the natural floodplain. Proposals should ensure all SuDS features are located outside of the 1 in 100 year plus climate change flood extent; and open up culverted watercourses and removing unnecessary obstructions.

Initially the LLFA had concerns regarding the development and objected to the proposal on the basis of inadequate information to show that the watercourse at the proposed outfall is contiguous and connected to a suitable watercourse, which was of an adequate condition to convey the flows. Additional information was provided by the applicant, which was assessed by the LLFA who deem this to be

acceptable. They now have no objection the proposed development, subject to conditions for the provision of a detailed surface water drainage scheme and associated maintenance plan. This will ensure that suitable sustainable drainage systems in accordance with the requirements of the Neighbourhood Plan and Local Plan are provided.

A condition has also been added for compliance with Local Plan policy FW3 regarding water efficiency.

The proposal is therefore considered to be in accordance with Local Plan policies FW1, FW2 and FW3.

Ecological impact

BBNDP policy G2 states that the Neighbourhood Area supports a range of protected and vulnerable species and development proposals should address, with mitigation where appropriate, their impact on these and related habitats. Positive measures may include, for instance, the use of swift bricks, bat and owl boxes, ensuring that converted buildings provide nesting and roosting spaces and other new features of wildlife value.

Members of the public state that wildlife would be under threat as a result of the development.

WCC Ecology have assessed the application and initially had concerns regarding the information submitted and regarding the net biodiversity loss resulting from the scheme. Following discussions with the Ecologists, amendments to enhance the public open space on site, and an updated BIA calculation which has been assessed by WCC Ecology, they now accept the findings from the applicant that there would a net biodiversity loss of 7.95 units. This results in a request for offsite biodiversity enhancements of £134,508.

WCC Ecology also recommend conditions which secure the provision of a Construction and Environmental Management Plan, a Landscape and Ecological Management Plan, and a lighting scheme.

The above conditions and recommendations are considered to be appropriate and reasonable. The proposal is considered to be in accordance with Local Plan policies NE1 and NE2.

Housing mix

The proposed development is for 100% affordable housing. Local Plan policy H10 states that "Housing development on sites allocated in the Growth Villages as set out in Policy DS11 will be permitted where the housing mix of schemes reflects any up-to-date evidence of local housing need through a parish or village Housing Needs Assessment, including those of neighbouring parishes. Beyond meeting this need, or in the absence of a local Housing Needs Assessment, the scheme reflects

the needs of the district as set out in the latest Strategic Housing Market Assessment."

The Housing Needs Survey Report for Baginton Parish Council (2018) concludes that the following housing is needed in Baginton:

- 2no. two bedroom housing association rented properties;
- 1no. three bedroom housing association rented property;
- 2no. two bedroom starter/shared ownership properties;
- 1no. three bedroom starter/shared ownership property.

The required housing identified above would be delivered as a result of the proposed housing mix and tenure.

The proposed affordable housing mix for this development is as follows:

Bedrooms	**Total**
1-bedroom	6 = 11%
2-bedroom	28 = 50%
3-bedroom	20 = 36%
4-bedroom	2 = 3%
Total	56

The above mix does not fit within the guidance for affordable housing mix set out within the Council's adopted guidance. However, the Council's Housing team have confirmed that given that the proposal over delivers on the number of affordable units across the site, which is seen as a significant benefit of the development, that this compromise is acceptable. If the percentage of affordable housing had been the minimum set out by the Council's Local Plan of 40%, 22 of the properties would have been affordable, therefore the District will receive 34 affordable units in addition to that it was expecting to be delivered on this portion of the allocated site. Moreover, the proposed mix above would deliver the required number of dwellings to meet the guidance set out in the Housing Mix Guidance for each size property if the development was providing 40% affordable housing.

Therefore, on balance and considering the benefits offered through the delivery of additional affordable units, the development is considered to provide an acceptable housing mix.

Section 106 contributions

Members of the public state that there are poor local services to serve the additional housing. It is noted that the proposed development of 56 dwellings would create additional demand for local services and to mitigate this, contributions towards community facilities have been requested by various consultees as follows:

- Off-site public open space improvements £222,731.82,
- £778 towards improvements to public rights of way,
- £941 towards improvements to libraries,
- £310,447 towards improvements to education services,
- £5,000 towards improved bus facilities,
- £560 towards sustainable travel promotion,
- £2,800 towards road safety initiatives,
- Outdoor Sporting Contribution: £3,964,
- Indoor Sporting Contribution: £43,789,
- Grass pitch contribution: £15,125,
- Biodiversity Offsetting: £134,508,
- Monitoring fee for County Council, based on set calculation: £500 + (5 hours x £40 Officer time x Number of triggers),
- Monitoring fee for the District Council TBC when all contribution requests are confirmed.

The applicant has submitted a viability report which stated that there were no surplus funds to contribute towards the above requests. This was independently assessed by the Council's viability consultant, who broadly agreed with the findings of the report, apart from the abnormal foundation costs proposed by the applicant, which were unexpected. They also noted that a contribution towards the maintenance of new features such as street trees had been included within the applicants' calculations. The independent viability consultant advised Officers to consider whether the figures associated with these matters should be included as appropriate, reasonable costs for the applicant, or whether they should be considered as counting towards surplus funds for financial contributions to mitigate the impacts of the development.

Officers carefully considered this point, and concluded that as insufficient evidence had been provided to demonstrate that abnormal foundation costs would be encountered, this should be considered as a surplus fund. Moreover, the maintenance cost had not been requested by any of the consultees so was deemed as a surplus fund. This results in a total of £77,000 in surplus funds which can be put towards financial contributions to mitigate the impacts of the development on the area. However, as this would not cover all of the requests above, Officers had to consider where these funds would be most appropriately directed. The site specific contributions for this particular scheme are: bus facilities, sustainable travel promotion, road safety initiatives, open space and biodiversity offsetting. Officers consider that given the close proximity of the site to the community park to be delivered as part the nearby Gateway scheme, that future residents would have easy access to areas of public open space. It was concluded that the appropriate course of action is to direct the funds towards the remaining site specific contribution requests of bus facility improvements and road safety initiatives. Sustainable travel packs will be secured by condition and the remaining funds will be captured for biodiversity offsetting, which was the largest remaining site specific contribution request.

Health and wellbeing

The proposals would provide housing to meet the housing needs of the District, specifically affordable housing for people in housing need. This is a significant benefit that contributes to health and well-being. Additionally, the provision of open space would be seen as a positive benefit that adds to the effective layout of the scheme and provides an enhanced environment in which to live for future occupiers.

Open Space

BBNDP policy BAG6 states that proposals for new public open space should adopt the Green Infrastructure (GI) approach and be designed to provide open space, sport and recreation uses which:

- Are accessible to all; and
- Safeguard and enhance the natural and historic environment; and
- Protect priority species and enhance habitats and sites of special biodiversity interest.

The Parish Council state that a condition should be added to ensure that the owner of the site maintains the areas of public open space. The applicants have submitted a plan which shows that the applicant will be responsible for the maintenance of the public open space on this site which will be captured within the legal agreement, thus addressing this point from the Parish Council.

There have been ongoing negotiations between the applicant, the Council's Open Space department and WCC Ecology in order to enhance the public open space provision on the site during the course of the application. Biodiversity enhancements were made, along with improved landscaping features which has resulted in a much improved layout. Both WCC Ecology and the Green Spaces team are now satisfied with the proposed on site public open space provision.

Other matters

It is noted that the proposal would lead to a group of affordable units being provided in one location, rather than having these spread amongst market housing, to create a more balanced, mixed community which would be the Council's preference. However, it must be remembered that this is part of an allocated site, which forms part of a growth village and is in close proximity to Coventry, where there is a wide mix of housing. Moreover, the applicant provided a report undertaken by housing consultancy focussing in particular on the delivery of affordable homes through the planning system. In relation to the proposed higher levels of shared ownership, they identified that shared owners are drawn particularly from younger households living in the Private Rented Sector, who have become priced out of the local area, identified particularly within Baginton by the

absence of such households during the last census. In this tenure profile, there was a marked absence of both younger home-owners and adults under the age of 45 more generally. The provision of a housing product which is directly aimed at increasing home ownership among younger working households would deliver a wider mix of housing in this regard, thus contributing to the overall mixed communities the Local Plan seeks, within the area as a whole.

A condition is recommended to require a contamination assessment, in accordance with the comments of Environmental Protection. This will provide adequate control over any potential contamination issues.

A condition has been added to ensure that electric vehicle charging points are provided for each dwelling prior to their occupation in line with the requirements of the Council's Air Quality SPD for this scale of development.

Warwickshire Fire and Rescue have requested a condition for the provision of adequate water facilities for fire services. This is considered to be reasonable and necessary for the purposes of the development.

As amended, Waste Management have no objection to the waste and recycling storage and collection measures proposed.

Members of the public state that Green Belt is being lost unnecessarily. However, this site was removed from the Green Belt as part of the last Local Plan review and is no longer under this land designation.

Members of the public state that works have already commenced on site. Officers are not aware of any evidence to support this assertion.

It is noted that Coventry Airport objected to the proposal, owing to the amount of fruit bearing planting and trees, which adversely impact the operation of the airport. The number of such planting and trees have been reduced in order to mitigate this concern.

SUMMARY / CONCLUSION

The proposal represents the provision of 56 affordable units on an allocated housing site within a growth village. Whilst the development would not fully satisfy the housing mix requirements set out within the Council's supplementary guidance, the over delivery of affordable units is seen as a considerable benefit of the proposal which outweighs this matter, along with the high quality nature of the development, in a sustainable location. Subject to the conditions listed and signing of a satisfactory legal agreement, the proposal is recommended for approval.

CONDITIONS

1 The development hereby permitted shall begin not later than three years from the date of this permission. **Reason:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawings:

PS-011-2B3P-Bungalow-58m2-RevE, PS-013-2B4P-Semi-70m2-RevC, PS-014-2B4P-Semi-Detached-Front-Gable-70m2-RevC, PS-015-2B4P-Semi-Detached-Aspect-70m2-RevC, PS-017-2B4P--Terrace-Triple-Aspect-70m2-RevC, PS-018-3B5P-Semi-Detached-Front-Gable-81m2-RevC, PS-019-3B5P-Semi-Detached-Aspect-81m2-RevC, PS-020-3B5P-Semi-Detached-86m2-RevC, PS-021-3B5P-Semi-Detached-Front-Gable-86m2-RevC, PS-022-3B5P-Semi-Detached-Aspect-86m2-RevC, PS-023-Semi-Detached-105m2-RevD, PS-024-3B5P-Semi-Corner-90m2-RevA, PS-025-Bungalow-58m2-Bay-Window-RevA, SJA435.05.E (boundary treatments), SJA435.04.F (soft landscape proposals) submitted on 2nd November 2020, and

1128-A-DR-004-Site-Plan-RevT submitted on 9th November 2020,

and specification contained therein. **Reason:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.

3 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: 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; and a scheme for recycling / disposing of waste resulting from demolition and construction works. A model CMP can be found on the Council's website (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.

4 The main access to the site for vehicles shall not be used unless a bellmouth has been laid out and constructed within the public highway in accordance with the standard specification of the Highway Authority. **Reason:** In the interests of highway safety and the free flow of traffic in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

5 The development hereby permitted shall not commence until a Construction and Environmental Management Plan (CEMP) in accordance with the British Standard on Biodiversity BS 42020:2013 has been submitted to and approved in writing by the District Planning Authority. In discharging this condition the LPA expect to see details concerning pre-commencement checks for protected and notable species with subsequent mitigation and monitoring, as deemed appropriate. In addition, appropriate working practices and safeguards for habitats such as hedgerows and trees (including the veteran oak tree) and protection of adjacent woodland to be employed whilst works are taking place on site. The compound area should be allocated and illustrated in a site layout within the plan. The agreed Construction and Environmental Management Plan shall thereafter be implemented in full. **Reason:** To ensure that protected species are not harmed by the development, 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.

6 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 District Planning Authority. The plan should include details of planting and maintenance of all new planting. Details of species used and sourcing of plants should be included. The plan should also include 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). Such approved measures shall thereafter be implemented in full. **REASON**: To ensure a net biodiversity gain in accordance with NPPF.

7 No development shall take place until a detailed lighting scheme has been submitted and agreed between the applicant and the local planning authority. In discharging this condition the District Planning Authority expects lighting to be restricted next to the broadleaved woodland, around the boundary edges/hedgerows, around the veteran oak tree, and to be kept to a minimum at night across the whole site in order to minimise impact on emerging and foraging bats and other nocturnal wildlife. 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: To ensure that protected species and habitats to be retained are not harmed by the development in accordance with National Planning Policy Framework (NPPF), ODPM Circular 06/2005.

8 No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles, the

approved FRA, 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 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:

- Demonstrate that the surface water drainage system(s) are designed in accordance with 'The SuDS Manual', CIRIA Report C753.
- Limit the discharge rate generated by all rainfall events up to and including the 100 year plus 40% (allowance for climate change) critical rain storm to the QBar Greenfield runoff rate of 4.4l/s for the site.
- Demonstrate 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.
- Provide plans and details showing the allowance for exceedance flow and overland flow routing, overland flow routing should look to reduce the impact of an exceedance event. Provide evidence to show an agreement from Severn Trent Water to connect to the existing network.

Reason To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity in accordance with policies FW1 and NE2 of Warwick District Local Plan 2011 - 2029.

9 No development shall take place until: -

1. An appropriate ground gas risk assessment has been undertaken in accordance with details approved by the local planning authority.

2. If identified as necessary, a method statement detailing the remediation requirements using the information obtained from the aforementioned ground gas risk assessment, 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 shall be approved in writing by the local planning authority prior to the remediation being carried out on the site.

3. All development of the site shall accord with the approved method statement.

4. Upon completion of any remediation requirements detailed in the aforementioned method statement a report shall be submitted to the local planning authority that provides verification that the required works regarding ground gases have been carried out in

accordance with the approved method statement. Where necessary, post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Any 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.

10 No development shall take place unless and until:

a) a supplementary noise assessment has been undertaken to assess the impacts of noise arising from road traffic and Coventry airport on future occupiers of the development;
b) the results of the noise assessment carried out to comply with criteria (a), together with details of any necessary mitigation measures, have been submitted to and approved in writing by the local planning authority.

Any necessary mitigation measures approved under (b) shall be implemented in full accordance with the approved details and shall not be removed or altered in any way without the prior written approval of the local planning authority. **Reason:** To ensure that future occupants do not experience unacceptable levels of noise, in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029.

11 Prior to the commencement of the development hereby approved (including all demolition and all preparatory work), an arboricultural method statement (AMS) and a tree protection plan (TPP) in accordance with BS 5837:2012, shall be submitted to and approved in writing by the Local Planning Authority for the protection of the retained trees.

Specific issues to be considered in the AMS and TPP shall include, without being limited to:

a. The location and installation of services/utilities/drainage.
b. Methods of demolition within the root protection area (RPA as defined in BS 5837:2012) of the retained trees (if appropriate).
c. Details of construction within the RPA or that may impact on the retained trees.
d. Recommendations for the specification for the construction of any roads, parking areas and driveways that encroach over RPA's of off-site trees and the retained trees within the site, including the extent of those areas to be constructed using a no-dig specification.

e. A recommendation for protective measures to safeguard the off-site trees and the retained trees within the site during both demolition and construction phases, those control measures to be shown on a plan with offsets from fixed points to confirm the alignment of any protective fencing and the extent of any ground protection.
f. A recommendation for ground protection measures where scaffolding will be erected within the RPA or which will affect retained trees' canopies.
g. A recommendation for ground protection measures where cranes will be installed within the RPA or which will affect retained trees' canopies (if appropriate).
h. A specification and schedule of tree pruning work to allow the crane to operate effectively (if appropriate).
i. Recommendations for site access, internal roads, temporary parking, on-site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste, as well as the delivery or mixing of concrete, complete with suitable control measures to protect the off-site trees and the retained trees within the site from harm from those facilities or activities.
j. Details of an arboricultural site monitoring protocol that will confirm to the local planning authority by independent examination that the agreed tree protection measures are in place for the duration of the development.
k. Methods to improve the rooting environment for retained and proposed trees and landscaping.

The development thereafter shall be implemented in strict accordance with the approved details.

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.

12 No development shall take place until:

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.

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

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 HE4 of the Warwick District Local Plan 2011-2029.

13 Prior to commencement of the development hereby permitted details of measures to reduce the need for energy through energy efficiency methods using layout, building orientation, construction techniques and materials and natural ventilation methods shall be submitted to and approved in writing by the Local Planning Authority. No dwellings shall be first occupied until the works within the approved scheme have been completed for each dwelling 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 planning for climate change adaptation and to satisfy the requirement of Policy CC1 of the Warwick District Local Plan 2011-2029.

14 The development hereby permitted shall not commence unless and until a hard landscaping scheme has been submitted to and approved in writing by the local planning authority. Details of hard landscaping works shall include footpaths and hard surfacing, which shall be made of porous materials or provision shall be made for direct run-off of water from the hard surface to a permeable or porous area. Any hard landscaping shown on the approved plans, including boundary treatment, paving and footpaths, shall be completed in all respects within the 6 months of the first use of the development hereby permitted. **Reason:** To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies BE1, BE3 and NE4 of the Warwick District Local Plan 2011-2029.

15 The development hereby permitted shall not be occupied unless and until the refuse and recycling storage areas for the development have been constructed or laid out in strict accordance with the approved plans, and made available for use by the occupants of the development. Thereafter those areas shall be kept free of obstruction and be available at all times for the storage of refuse and recycling associated with the development. **Reason:** To ensure the satisfactory provision of refuse and recycling storage facilities in the interests of amenity and the satisfactory development of the site in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029.

16 No dwelling shall be occupied until the estate roads [including footways] serving it have been laid out and substantially constructed to the satisfaction of the Highway Authority in accordance with the details approved in writing by the Local Planning Authority. **Reason:** In the interests of highway safety and the free flow of traffic in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

17 The construction of the estate roads serving the development [including footways, cycleways, verges and footpaths] shall not be other than in accordance with the standard specification of the Highway Authority. **Reason:** In the interests of highway safety and the free flow of traffic in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

18 The access to plots 1-6 for vehicles shall not be used unless a public highway verge crossings has been laid out and constructed in accordance with the standard specification of the Highway Authority. **Reason:** To ensure that a verge crossing is available for use when plots 1 - 6 are used, enabling safe and convenient access to and egress from the site in the interests of the safety of road users and pedestrians in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

19 No development shall be carried out above slab level unless and until samples of the external facing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details. **Reason:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029.

20 No development shall be carried out above slab level until details of the finished floor levels of all buildings, together with details of existing and proposed site levels on the application site and the relationship with adjacent land and buildings, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with these approved details. **Reason:** To ensure sufficient information is submitted to demonstrate a satisfactory relationship between the proposed development and adjacent land and buildings in the interests of amenity in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.

21 No occupation and subsequent use of the development shall take place until a detailed maintenance plan is implemented and provided to the LPA giving details on how surface water systems shall be maintained and managed for the life time of the development. The name of the party responsible, including contact name and details shall be provided to the LPA within the maintenance plan. **Reason:** To ensure the future maintenance of the sustainable drainage structures in accordance with Policy FW1 and FW2 of Warwick District Local Plan 2011 - 2029.

22 The development hereby permitted shall not be occupied unless and until a scheme showing how a water efficiency standard of 110 litres per person per day based on an assumed occupancy rate of 2.4 people per household (or higher where appropriate) will be achieved has been submitted to and approved in writing by the Local Planning Authority. No dwelling/ unit shall be first occupied until the works within the approved scheme have been completed for that particular dwelling /

unit 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 to satisfy the requirements of Policy FW3 of the Warwick District Local Plan 2011-2029.

23 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken, and where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the local planning authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority. **Reason:** To safeguard health, safety and the environment in accordance with Policies BE3 and NE5 of the Warwick District Local Plan 2011-2029.

24 Prior to the occupation of the dwelling(s) hereby permitted, one 16amp (minimum) electric vehicle recharging point (per dwelling) shall be installed in accordance with details first submitted to and approved in writing by the Local Planning Authority (LPA). Once the electric vehicle recharging point(s) has been installed, the following verification details shall be submitted to and approved in writing by the LPA: (1). Plan(s)/ photograph(s) showing the location of the electric vehicle recharging point(s); (2). A technical data sheet for the electric vehicle recharging point infrastructure; and (3). Confirmation of the charging speed in kWh. Thereafter the electric vehicle recharging point(s) shall be retained in accordance with the approved details and shall not be removed or altered in any way (unless being upgraded). **Reason:** To ensure mitigation against air quality impacts associated with the proposed development in accordance with Policy NE5 of the Warwick District Local Plan and the Air Quality and Planning Supplementary Planning Document.

25 Prior to the occupation of the development hereby permitted, a scheme detailing the affordable housing provisions shall have been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

(a) the tenure split;

(b) the arrangements for the management of the affordable housing;

(c) the arrangements to ensure that such provision is affordable for

both first and subsequent occupiers of the affordable housing, or other alternative arrangements; and

(d) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced. **REASON :** To meet the requirements of Policy H2 of the Warwick District Local Plan 2011 - 2029.

26 The development hereby permitted shall not be occupied until a scheme for the provision of adequate water supplies and fire hydrants necessary for firefighting purposes at the site, has been submitted to and approved in writing by the local Planning Authority. The approved scheme shall be implemented in full prior to occupation of any dwelling to the satisfaction of the Local Planning Authority. **Reason:** In the interests of Public Safety from fire and the protection of Emergency Fire Fighters.

27 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no gate, fence, wall or other means of enclosure shall be erected and no hardstanding shall be installed on any land between the front or side elevation of any dwelling and any road or footpath. **Reason:** Due to the open plan layout of the proposed development and its rural setting it is considered important to ensure that control is maintained over boundary treatments and hardstanding fronting the public highway.

28 Any soft landscaping shown on the approved plans, including any tree(s) and shrub(s), shall be planted within the first planting season following that first use. Any tree(s) or shrub(s) removed, dying, or becoming in the opinion of the local planning authority seriously damaged, defective or diseased within five years from the substantial completion of the scheme shall be replaced within the next planting season by tree(s) or shrub(s) of the same size and species to those originally required to be planted. All hedging, tree(s) and shrub(s) 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 the interests of the visual amenities of the area in accordance with Policies BE1, BE3 and NE4 of the Warwick District Local Plan 2011-2029.

29 The development hereby permitted shall not be occupied unless and until the car parking and manoeuvring areas indicated on the approved drawings have been provided and thereafter those areas shall be kept marked out and available for such use at all times. **Reason:** To ensure adequate off-street car parking and servicing facilities in the interests of both highway safety and visual / residential amenity in accordance with Policies BE1, BE3 and TR3 of the Warwick District Local Plan 2011-2029.

30 Prior to the occupation of the development hereby permitted, the first floor side facing window(s) in property types A, C, D, E, K shown on approved plan 1128-A-DR-004-Site-Plan-RevT shall be permanently glazed with obscured glass to a degree sufficient to conceal or hide the features of all physical objects from view and shall be non-opening unless the parts of the window that can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The obscured glazed window(s) shall be retained and maintained in that condition at all times. **Reason:** To protect the privacy of users and occupiers of nearby properties and to satisfy the requirements of Policy BE3 of the Warwick District Local Plan 2011-2029.

31 Prior to the first occupation of each of the dwellings hereby permitted, the first occupiers of the dwelling shall be provided with a sustainable welcome pack to help promote sustainable travel in the local area in accordance with details that shall have been first agreed in writing by the local planning authority. **REASON:** In the interests of promoting sustainable travel, in accordance with the requirements of Policy TR3 of the Warwick District Local Plan 2011 - 2029.

32 The existing tree(s) and shrub(s) indicated on the approved plans to be retained shall not be cut down, grubbed out, topped, lopped or uprooted . Any tree(s) or shrub(s) removed, dying, or being severely damaged or diseased or becoming, in the opinion of the local planning authority, seriously damaged or defective, within five years from the substantial completion of development shall be replaced, [as soon as practicable/ within the next planting season] with tree(s) and shrub(s) of the same size and species as that originally planted . All tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 - Transplanting Root-balled Trees and BS4428 - Code of Practice for General Landscape Operations (excluding hard surfaces). **REASON**: To protect those landscape features which are of significant amenity value and which ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies BE1 and NE1 of the Warwick District Local Plan 2011-2029.