Planning Committee: 03 February 2015 **Item Number:** **5**

Application No: W 14 / 1809

Registration Date: 19/12/14
Town/Parish Council: Warwick **Expiry Date:** 20/03/15
Case Officer: Liam D'Onofrio
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Land at Foxes Study Warwick Castle, Castle Hill, Warwick, CV34 4QU
Proposed use of land as a temporary medieval glamorous camping site for approximately 5 months between 1st May and 30th September each year up to and including 2017 at Foxes Study, Warwick Castle. FOR Merlin Attractions Operations Ltd.

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.

DETAILS OF THE DEVELOPMENT

The proposal is for the temporary use of land for the purposes of "glamorous camping" (or "glamping") within the area known as Foxes Study in the grounds of Warwick Castle Park for 5 months from May to September up to and including 2017. The proposals including the location, number, size and design of tents are as indicated in the scheme approved and implemented under planning permission W/13/1781 including a variety of sizes of tents dispersed throughout the area; the facilities tents and toilet/shower units positioned within the western part of the site and the informal recreation area to the east adjacent to the river where no structures are proposed.

No new roads or footpaths are proposed and existing service trenches will be reused with the area being reseeded at the end of each season. Bespoke low level lighting is proposed to be used during the evenings to ensure the security of visitors who, as has previously been the case, will use the existing car park to access the Castle and travel on foot to the camp site.

The supporting documentation submitted with the application sets out that the proposal forms a key element of the strategy for continuing to attract visitors to the Castle in order to ensure its economic viability including the funding of its maintenance and refurbishment and is considered to result in significant economic benefits to Warwick itself and the wider local area.

The application is accompanied by various detailed supporting documents comprising a Planning, Design and Access Statement; Heritage Impact Statement; Ecology and Archeology Assessments; a Tree Statement and a Noise Management Plan.

The Planning Statement sets out the social and economic context of Warwick Castle identifying the key benefits to the region as including:

- The provision of 70 full-time; 77 part-time and 305 seasonal employees including 42 seasonal workers arising from the glamping proposal.
- Generating in the region of £50 million of visitor expenditure on goods and services both at the Castle and in businesses in a range of sectors across Warwick.
- Accommodating some 14,000 overnight visitors in the glamping accommodation.
- £260k spent on the Castle's two largest annual contracts both with Warwick based suppliers.
- Over £0.7m invested in general repairs and maintenance annually.
- Boosting expenditure levels for other tourist attractions in Warwick as well as ancillary businesses including; hotels, shops, bars and restaurants, thereby contributing to the vitality and viability of the tourism sector in the region (supporting other sites like Kenilworth Castle and Gardens).
- Funding the restoration of heritage assets to the magnitude of £7 million over the past 10 years leading to £23 million of spending in the local and wider economy.

The continued attraction of visitors is considered vital for the Castle's economic viability and to ensure that funds are available for the upkeep of this key heritage asset. Over the past 35 years over £20 million has been spent on restoration, including £7 million over the past ten years. Restoration of the Castle walls and tower are scheduled to be undertaken between 2015-2019 at an estimated cost of £1 million and a total of £2.15 million heritage restoration works are planned.

It is stated that the continued seasonal presence of a Medieval Glamping experience at Warwick Castle is essential to its continued viability as a visitor attraction. This viability makes it possible to continue with the Castle's ongoing investment in its Heritage maintenance projects.

The submitted documentation seeks to demonstrate that the proposals have sensitively considered the significance and setting of Warwick Castle and its wider heritage assets. It sets out that the development will be discretely sited and set within a well screened location within the wider castle grounds and that the seasonal nature and limited duration of the glamping tents/infrastructure is not considered to harm the heritage assets.

The applicant has also confirmed that they have engaged with amenity and residents groups prior to the submission of this application.

THE SITE AND ITS LOCATION

Warwick Castle is a Grade I Listed Building, a Scheduled Ancient Monument and Warwick Park and Gardens are designated as Grade I on the English Heritage Register of Historic Parks and Gardens. The Castle Park is within a designated Area of Restraint in the current Local Plan, and within Warwick Conservation Area. The site is within open countryside close to Warwick Town Centre.

The application site is located about 450m to the south-west of the Castle set back from the western bank of the River Avon, near the southern end of the island, and in an area of Castle Park known as Foxes Study. The site is well screened from views from the Castle, Conservatory and grounds to the north by existing mature trees within the Castle grounds.

There is a hard surfaced path running around the edge of the lawned vista running from the Conservatory down to Foxes Study. 100m to the north-west of the application site lies the main public car park . Further to the west outside the Park are dwellings on Tudor Close, Stuart Close and Temple Grove. The boundary of the nearest dwellings in Stuart Close are 100m from the application site, on the opposite side of the Castle drive.

The application site slopes gently upwards from east to west, occupying a plateau which is elevated above the River bank, and is currently grassed with an existing gravelled path providing access. There are a large number of trees within the application site which will all be retained. The part of the site immediately adjacent to the River bank is within Flood Risk Zones 2 and 3.

PLANNING HISTORY

There is an extensive planning history at the Castle including glamping undertaken within Foxes Study seasonally during 2013 and 2014. The most recent/relevant applications to this proposal are:

W/13/1781: Proposed use of land as a temporary medieval glamorous camping site for approximately 5 months between 17th May 2014 and 9th September 2014 only at Foxes Study, Warwick Castle: Granted 7th February 2014 subject to conditions including the requirement that the pitches be de-compacted following the cessation of the use of the site. All of the conditions imposed on this permission have been discharged including the above requirement.

W/14/1293: Proposed use of land at Foxes Study for the siting of permanent semi detached lodges and for seasonal glamping. Refused 11 November 2014.

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- 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)
- 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)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DAP2 - Protecting the Areas of Restraint (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)
- DAP11 - Protecting Historic Parks and Gardens (Warwick District Local Plan 1996 - 2011)
- RAP15 - Camping and Caravanning Sites (Warwick District Local Plan 1996 - 2011)
- RAP16 - Directing New Visitor Accommodation (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- 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)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS3 - Supporting Sustainable Communities (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)
- PC0 - Prosperous Communities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CT1 - Directing New Tourism, Leisure and Cultural Development (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

- CT2 - Directing New or Extended Visitor Accommodation (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- CT4 - Extensions to Tourism, Cultural or Leisure Facilities in Rural Areas (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- CT6 - Camping and Caravan Sites (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- CT7 - Warwick Castle and Warwick Racecourse/St Mary's Lands (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- CC1 - Planning for Climate Change Adaptation (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)
- FW1 - Development in Areas at Risk of Flooding (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)
- HE4 - Protecting Historic Parks and Gardens (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE6 - Archaeology (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

SUMMARY OF REPRESENTATIONS

Warwick Town Council - No objection

English Heritage - "English Heritage does not wish to raise any objection to this scheme, provided that through the imposition of appropriate conditions your authority ensures that any attendant clutter is kept to the bare minimum in this sensitive location".

Environmental Health - No objection, subject to a condition to secure an agreed noise management plan.

Natural England - "Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes".

Leamington Society - Object, for the following reasons:
Foxes' Study was created by two Earls of Warwick between 1743 and 1803 with assistance from Capability Brown The plantation will suffer from erosion, paths and lavatories and other permanent structures will be hard to remove. Repeated permission for glamping does not respect the heritage, history and beauty of the site and sets a dangerous precedent for other such sites in England and Wales.

Garden History Society - Object, for the following reasons:

This development would have a significantly adverse impact on a heritage asset of the greatest national significance; we consider that consent for this scheme would conflict with Government planning policy set out in the National Planning Policy Framework para 132 which requires harm to heritage assets of the highest significance (Grade I or II*) to be "wholly exceptional". This development, if implemented, would cause substantial harm to the overall special historic interest of the Grade I designated designed landscape by reason of its impact on Foxes Study, an aesthetically essential element of the historic designed landscape. Notwithstanding that it is a "temporary" development and essentially a continuation of the existing consent under W/13/1781. We note with great concern that no independent assessment has been provided by the applicant of the impact of the existing "temporary" camp site on the fabric of the historic designed landscape, key designed views, and the setting of the various heritage assets within the nationally designated designed landscape. We understand that a process of terra-lifting de-compaction has been undertaken at the camping site, but it is clearly far too soon to assess whether this has successfully mitigated the physical impact of the development. We consider an independent assessment of this process after a further growing season to be an essential prerequisite to the determination of the present application.

Warwick Gardens Trust - Object, for the following reasons:

The scheme would be in conflict with the National Planning Policy Framework (NPPF) para 132 which requires harm to heritage assets of highest significance (Grade II* and Grade I) to be "wholly exceptional." The detrimental impact will result from the additional lighting, noise, movement and structures within the designed landscape.

WCC Ecology - No objection, subject to conditions. The content and detail of proposed conditions is currently being discussed with WCC ecology and the applicant and will be included in the update report.

CAF - "Significant concern was expressed that the impact on the ground of the original glamping application had not yet been fully investigated and that the ground had not been given time to be fully restored. It was felt that a neutral expert was needed to give an unbiased view of whether the de-compaction measures had been satisfactory. As the Castle were employing the consultants they could give a biased opinion. It was suggested the Warwickshire County Council Arboriculturalist might be involved. Significant concerns were expressed that as a Grade I Registered Landscape the use of the ground for glamorous camping was in conflict with and destructive to the Grade I Listed Landscape. Although the Castle owners have a responsibility to maintain the Castle and its surroundings, raising funds for this should not damage aspects of the designated assets. It was suggested that possibly a rotation of areas for the camping might be a better solution and that permission only be given for one year at a time".

WDC Tree Officer - No objection.

WCC Highways - No objection.

Cllrs Stephen & Christine Cross - Support the application for the following reasons:

- Since the approval of the previous planning permission the Castle has continued to work with their neighbours to ensure that any additional concerns arising have been met. Together with the Council's Environmental Health Officer, its noise management plan has been developed, to eliminate their concerns.
- As the application is identical to that approved by the Planning Committee for the 2014 season this and all conditions relating to the 2014 glamping season have been discharged there is no reason why this application should be refused.
- No trees or vegetation are to be removed.
- English Heritage has no objection to the proposal.
- The site is also heavily screened by trees, which means that there is minimal impact to the heritage setting and that visitors to the Castle are not likely to have their enjoyment of the river's wider vistas spoilt.

Public Response -

7 letters of objection have been received on the following grounds:

- Inadequate ecological surveys have been submitted
- Inappropriate fencing
- Noise and safety
- Harm to wildlife and biodiversity
- Harm to landscape
- Creation of clutter and harm to character, appearance and setting of this Grade I heritage asset
- Proposal would deny general visitors access to a significant wooded area
- Wider local economic benefits questioned
- Harmful to Conservation Area
- Contrary to Local Plan policies

16 letters of support have been received on the following grounds:

- Positive economic impact to wider local economy
- Temporary structures with no impact on trees or lasting impact to historic landscape of Castle Park
- The past two years have demonstrated that it is not harmful
- The Noise Management Plan has been developed in consultation with the Council's Environmental Health Officers
- No objection raised by English Heritage
- Site is heavily screened
- Without being allowed to make the castle viable it would not be looked after so well

ASSESSMENT

Assessment

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

- The principle/impact on the heritage assets;
- The impact upon trees;
- The impact upon ecology/protected species;
- The impact on residential amenity;
- Highway safety;
- Drainage/Flood risk;
- Renewable energy;
- Health and Wellbeing.

The Principle/Impact on Heritage Assets

The site falls within open countryside, however it is located adjacent to Warwick Town Centre and is therefore in a sustainable location with excellent links to the Town Centre's facilities, services and public transport, encouraging linked trips. The NPPF paragraph 28 seeks to support sustainable rural tourism and leisure developments that will benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. Local Plan Policy RAP15 states that camping or caravanning sites will not be permitted unless they can be satisfactorily integrated into the landscape without detriment to its character, are in a location accessible to local facilities and are not in areas of high flood risk.

The contribution that the Castle makes to the economy of the town and region is clearly significant and the benefits of the development in terms of supporting the Castle in its function as a major tourist attraction for the town (and region) is a material consideration to the assessment of the scheme. The NPPF paragraph 126 states that the wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring should be taken into account and paragraph 131 recognises the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; and the positive contribution that conservation of heritage assets can make to sustainable communities, including their economic vitality.

Nevertheless, these positive aspects of the scheme need to be carefully balanced against any potential harm to the heritage asset. The NPPF paragraph 132 states that when considering the impact of a proposed development significant weight should be given to the asset's conservation. Substantial harm or loss to heritage assets of the highest significance, including Grade 1 Listed Buildings and Grade 1 Registered Parks and Gardens, should be wholly exceptional. Local Plan Policy DAP4 states that development will not be permitted that will adversely affect the setting of a Listed Building, Policy DAP8 requires development to preserve or enhance the appearance of Conservation Areas and Policy DAP11 states that

development will not be permitted if it would harm the historic structure, character, principle components and setting of Registered Parks and Gardens.

Concerns raised by The Garden History Society and Warwickshire Gardens Trust are noted. The applicant has responded to these comments directly and considers that the methodology used in both representations to be flawed, as 'substantial harm' is a high test to meet and does not occur frequently.

Such harm is considered to involve either total loss of the asset or direct or indirect effects which are so significant that the original justification for the designation is undermined. The applicant recognises that the park and gardens have significance as a whole, however they do not consider that a minor change to one element of the park gives rise to substantial harm to the asset as a whole.

Undoubtedly the woodland and immediately surrounding area will be less tranquil during the periods when occupied by visitors however English Heritage have raised no objection to the revised proposals subject to conditions and are aware that concern has been expressed as to the impact of this development on the Historic Park and Garden.

The Council's Conservation Officer has assessed the scheme and has commented that Warwick Castle Park is a significant garden historic landscape which has evolved over various historical periods covering 250 years. Capability Brown was perhaps the most significant designer in terms of his influence on the earlier seventeenth century parkland features, however the period of his influence is only part of the reason for the high status of the park as its further evolution and re-alignment of the Banbury Road are also of significance in the park's development.

Foxes Study is an area of woodland that appears to have been planted in the later part of these developments and has a somewhat complex developmental history over a relatively short period of time. It acted as part of boundary tree planting and also formed part of the significant view created from the conservatory - the tree planting leading the eye to the important view across the park to the hanging woods. The purpose of this area of Woodland therefore forms part of a very complex park and garden which has at its core the Grade I and Scheduled Warwick Castle which like the park has a complex architectural history which it displays today.

The development will provide seasonal glamping tents the impact of which will be restored on a seasonal basis as has previously been the case. In terms of evaluating the impact of this proposal, it is considered that there are two potential levels of impact: 1) that within Foxes Study itself and; 2) that within the wider views and settings of heritage assets within the park as a whole.

With regard to the first consideration, the siting of the proposals was selected for its relative separateness from other elements of the park. It is considered that if all of the elements associated with the proposal are contained within Foxes Study itself,

the physical impact is focussed on this part of the park rather than the wider setting.

Historically, the character of Foxes Study has significantly changed and the proposals are of the same scale and extent as has recently been undertaken at the site following previous approvals of planning permission. They will be temporary and seasonal in nature and seasonal restoration will be undertaken. They do not involve the introduction of permanent structures or the loss of any trees and existing service channels will be re-used.

With regard to wider potential impacts within the park and garden, the prime view from the conservatory is largely unaffected (an application for a children's play area in a location that would have significantly impacted on this view was refused some years ago). Whilst there may be a view of the glamping area looking from a vantage point east of the conservatory through a break in the trees, however as with the island view it is not considered to be of major significance or detriment.

In terms of the overall visual impact of the revised proposals on the historic park and garden, it is considered that any potential impact arising from this proposal is essentially limited within Foxes Study itself.

That being the case, it is considered that the impact of the proposals amounts to less than substantial harm to the Castle Park and Castle historic assets and therefore that the application should be considered in the context of paragraph 134 of the NPPF.

That paragraph states that where development will lead to 'less than substantial' harm to the significance of a designated heritage asset, as in this case, any such harm should be weighed against the public benefits of the proposal including securing the optimum viable use of the heritage asset.

In this context it is considered that this unique proposal to continue to provide seasonal glamping visitor accommodation on site will significantly contribute to the sustainability and safeguarding of the Castle in its present form as both a visitor attraction in the area and a suitably protected and maintained historic building. As set out above, it is also considered that the positive benefits likely to continue to accrue to the local economy from the ongoing viability of the Castle and grounds are significant material considerations in support of the proposed development.

Accordingly it is considered that in accordance with paragraph 134 of the NPPF, the less than significant harm arising from the proposed scheme is outweighed by the other material benefits which will accrue from it.

It is also considered that the nature of the proposed development, including its location will preserve the appearance of the Warwick Conservation Area.

On balance, the proposal is therefore considered to be acceptable in principle.

Impact upon trees

This temporary and seasonal proposal will not result in any significant impact upon trees within Foxes study including any tree loss. The Council's Tree Officer therefore raises no objection to the proposals.

Ecology Impact

The County Ecologist notes that Warwick Castle Park is part of Ecosite 120/26 an important complex of woodland, old parkland, veteran trees, wetland, scrub, river and reed beds. Several areas of the wider Ecosite have been designated as Local Wildlife Sites or identified as potential Local Wildlife Sites.

They consider that the application site has no specific conservation status; however, it consists of an area of historic semi-natural broad-leaved woodland / parkland, which is an important habitat. They note that the site lies immediately adjacent to the River Avon, Local Wildlife Site (LWS) and that there are many records of protected and notable species in the surrounding area including otters, bats, reptiles, amphibians, rare plants and notable invertebrates.

The county ecologist considers that any impact of the proposed development can be satisfactorily mitigated through the use of conditions, the detail of which is currently being discussed and will be included in the update report.

Impact on residential amenity

In view of the location of the proposals relative to the nearest residential properties, the Council's Environmental Health Officer considers that subject to the imposition of a condition to secure a noise management plan, the proposals are acceptable.

Accordingly, subject to the imposition of such a condition, the scheme is not considered to result in any significant impact upon the amenities of the occupiers of surrounding properties.

Highway safety

The Highway Officer considers there to be sufficient parking within the site and notes that several public car parks available in close proximity to the site in addition to an overflow car park. The existing Stratford Road access is to standards and will enable two vehicles to pass each other within the access without obstructing the public highway. There is also a ghost island on Stratford Road, preventing vehicles waiting to turn right into the site from obstructing the flow of traffic.

The Highway Authority therefore raises no objection to the scheme.

Drainage/Flood Risk

In view of the nature of the proposal and the location of the campsite relative to Flood Zones 2 and 3, there is not considered to be any unacceptable risk of flooding, or risk that the proposals would lead to increased flooding elsewhere.

Health and Wellbeing

Matters of residential amenity in terms of noise and disturbance have already been assessed. There are considered to be health and well-being benefits to individuals able to enjoy short breaks and experience the attractions that Warwick Castle has to offer, including the town and immediate countryside. Attracting additional visitors to the town and the associated spending power and economic benefits that this is likely to bring are also considered to be highly positive for the town's residents and shop owners.

Renewable Energy

The seasonal glamping tents will have low energy light fittings and small power circuits for charging mobile phones/lap tops etc. Energy demand is likely to be low compared to that of a permanent place of residence and renewable technology is unlikely to be visually sympathetic in this sensitive location. The requirement for renewables is therefore considered to be unnecessary.

Summary/Conclusion

In the opinion of the Local Planning Authority, the proposed development is acceptable in principle and does not adversely affect the historic integrity, character or setting of the listed building or the registered park and garden. The proposals preserve the character and appearance of the Conservation Area and do not adversely affect the amenity of nearby residents. The proposal is therefore considered to comply with the policies listed.

CONDITIONS

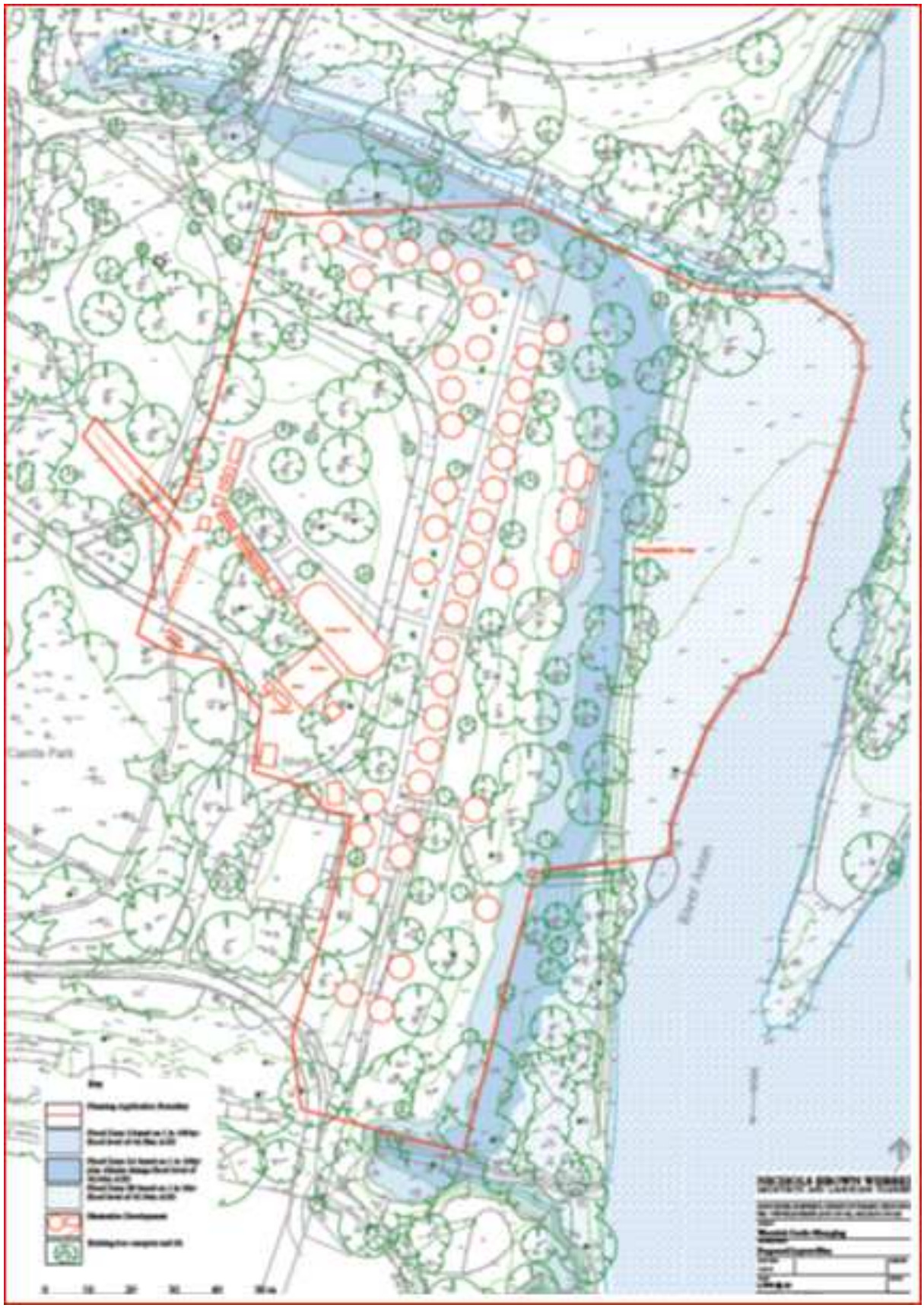
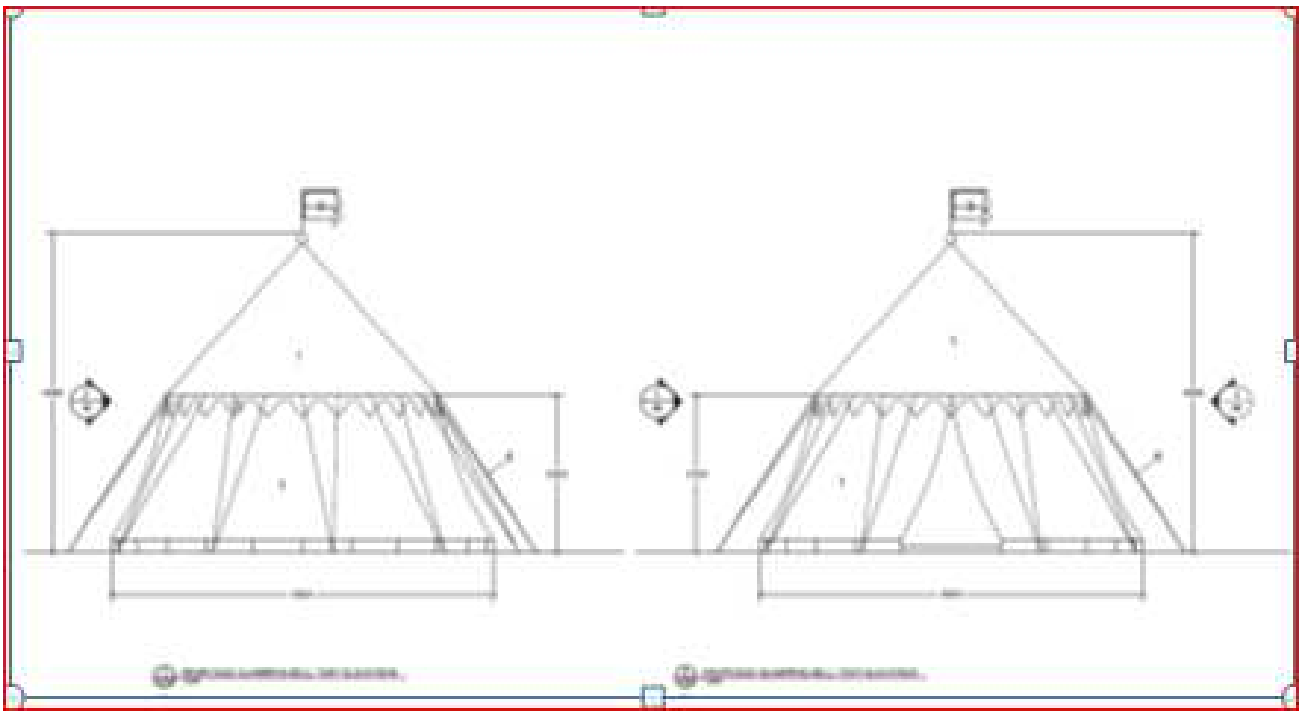
1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The seasonal glamping tents hereby permitted and associated seasonal support facilities/ infrastructure shall only be occupied between 1st May and 30th September each year. That use shall be permanently discontinued on or before 30 September 2017. Annual works to erect the structures/facilities shall not commence more than 3 weeks before 1st May and all seasonal structures, facilities and infrastructure shall have been be completely removed within two weeks after 30th September and the pitches restored to their former condition including their decompaction using 'Terralift' methodology followed by reseeding

using an indigenous grass seed mix. A copy of the Terralift completion certificate produced by the decompaction company shall be submitted to the local planning authority by 2nd December each year. **REASON:** To ensure that demountable structures relating to the seasonal element of the scheme hereby permitted are not unnecessarily retained on site and reduce the likelihood of visual deterioration, which may cause the structures/land to become injurious to the amenities of the area contrary to Policies DP1, DAP4, DAP8 and DAP11 of the Warwick District Local Plan 1996-2011 and the aims and objectives of NPPF 2012.

3 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawings (drawing numbers 353/17-1, 353/17-5, 353/17-6, WCV JTA PR AL 130 P3, 131 P1, 132 P1, 230 P3, 231 P1, 330 P3, 331 P3, 332 P1 & 333 P1) and specification contained therein, submitted on 18 December 2014. **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.

4 The development hereby permitted shall not commence until a detailed lighting scheme has been submitted to and agreed in writing by the Local Planning Authority. In discharging this condition the Local Planning Authority expects lighting to be restricted around the boundary edges, around known bat roosts and badgers setts, 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:
a. low pressure sodium lamps should be used in preference to high pressure sodium or
mercury lamps
b. the brightness of lights should be as low as legally possible
c. lighting should be timed to provide some dark periods
d. connections to areas important for foraging should contain unlit stretches
The agreed scheme shall be implemented in strict accrodance with the approved scheme. **REASON:** To ensure appropriate measures are taken in relation to protected species.

5 The Noise Management Plan submitted as part of the planning application shall be implemented in full and thereafter all activities taking place pursuant to this planning permission shall be carried out in accordance with its provisions. The plan shall be reviewed and agreed in writing by the Local Planning Authority every year following approval until the expiry of this planning permission. **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.

6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 or constructed without a detailed scheme having first been submitted to an approved in writing by the Local Planning Authority. All details shall be carried out as approved and shall not be altered in any way. **REASON:** That having regard to the sensitive nature of the application site it is important to ensure that no further development is carried out which would detract from the appearance of the area in accordance with Policies DP1, DAP4 and DAP11 of the Warwick District Local Plan 1996-2011 and the aims and objectives of the NPPF 2012.