Planning Committee: 20 June 2017 **Item Number:** **8**

Application No: W 17 / 0440

Registration Date: 14/03/17
Town/Parish Council: Barford **Expiry Date:** 13/06/17
Case Officer: Dan Charles
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Land off, Bremridge Close, Barford
Erection of 63 dwellings together with all ancillary works including, infrastructure, surface water attenuation measures and on-site open space provision. FOR Tayor Wimpey West Midlands Ltd

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

RECOMMENDATION

Planning Committee is recommended to grant planning permission, subject to the conditions listed at the end of this report and a Section 106 Agreement.

DETAILS OF THE DEVELOPMENT

This is a full planning application for the erection of 63 dwellings together with all ancillary works including surface water attenuation measures and on-site open space provision.

The proposal provides the following development:

38 Private Dwellings with the following mix;

2 x 1 bed.
10 x 2 bed.
17 x 3 bed.
9 x 4+ bed.

25 Affordable Dwellings (Rented, Affordable and Shared Ownership) with the following mix;

4 x 1 bed.
11 x 2 bed of which 2 units are single storey bungalows.
8 x 3 bed.
2 x 4 bed.

THE SITE AND ITS LOCATION

The application site is located on the edge of the village of Barford. The site is made up of two parcels of agricultural land forming an approximate 'L' shape. The two parcels of land are separated by an existing hedge line. The site is

currently accessed from Bremridge Close via an existing field gate serving the land.

The site is bound to the north by a parcel of land currently being developed by Waterloo Housing for 9 dwellings fronting onto Westham Lane. The east of the site is bound by predominantly residential properties that front the main Wellesbourne Road at the north east of the site and properties located on Bremridge Close to the south east. This boundary is predominantly made up of mature hedgerows. The southern boundary is bounded by additional properties on Bremridge Close and a landscape bund and row of trees forms this boundary. The south western boundary of the site is bounded by the A429 bypass whilst the north western boundary is flanked by open countryside.

The land is predominantly flat with no significant levels changes across the site.

The majority of the land is arable grassland in nature with a number of tree species limited to the boundaries of the site.

PLANNING HISTORY

No previous planning history on application site.

RELEVANT POLICIES

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

- DAP3 - Protecting Nature Conservation and Geology (Warwick District Local Plan 1996 - 2011)
- The Emerging Local Plan
- DS2 - Providing the Homes the District Needs (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS5 - Presumption in Favour of Sustainable Development (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS6 - Level of Housing Growth (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS7 - Meeting the Housing Requirement (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS11 - Allocated Housing Sites (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- H2 - Affordable Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- H4 - Securing a Mix or Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- H10 - Bringing forward Allocated Sites in the Growth Villages (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR1 - Access and Choice (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR2 - Traffic Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR3 - Transport Improvements (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NP1 - Neighbourhood Plans (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC2 - Planning for Renewable Energy and Low Carbon Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- FW4 - Water Supply (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- H0 - Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- Guidance Documents
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Open Space (Supplementary Planning Document - June 2009)
- Vehicle Parking Standards (Supplementary Planning Document)
- Warwickshire Landscape Guidelines SPG
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Development Management Policy Guidance: Achieving a Mix of Market Housing on new Development Sites (Agreed by Executive - 19th June 2013)
- Garden Towns, Villages and Suburbs - A prospectus for Warwick District Council (Consultation document - May 2012)
- Affordable Housing (Supplementary Planning Document - January 2008)
- Barford Village Design Statement (September 2009)
- Barford Neighbourhood Development Plan 2014-2029

SUMMARY OF REPRESENTATIONS

Barford Sherbourne and Wasperton Joint Parish Council - Objection on the following grounds;

- Not in compliance with existing Local Plan.
- Outside Village Envelope as defined in Local Plan and Barford Neighbourhood Plan.
- Fails to comply with Barford Neighbourhood Plan.
- 2013 Housing Needs Survey has been satisfied with existing developments.
- Site not identified in SHLAA.
- Access appears to be over 3rd party land.
- Access is already problematic.
- Exceeds WCC Guidelines on number of dwellings served by a cul-de-sac.
- Phasing Plan will cause harm to neighbouring amenity.
- 3m wide emergency access and pedestrian link is of limited value.
- Development will compromise operation of bat barn.
- Village infrastructure will struggle to cope with additional dwellings.
- Not enough school places in village.
- Drainage system is insufficient.
- On-site bat habitat has already been destroyed including removal of trees and site clearance.
- Applicant's SCI is token effort.
- No need for this development.

- If minded to approve, Section 106 contributions towards Open Space and Recreation facilities, Community Facilities and Local Footpaths need to be provided

WCC Fire and Rescue: No objection subject to condition requiring appropriate water supplies for firefighting purposes to be provided.

Warwickshire Police: No objection.

Natural England: No objection. Refer to standing advice.

WCC Local Lead Flood Authority: No objection, subject to detailed surface water and drainage scheme condition.

Severn Trent Water: No objection, subject to drainage condition.

Warwickshire Wildlife Trust: Objection on grounds of harm to protected species as a result of the development and loss of biodiversity.

South Warwickshire NHS Foundation Trust: Request Health Care Contribution of £65,517.81 to provide additional facilities to meet increased patient demand.

Highways England: No objection.

WCC Rights of Way: No objection. Request contribution of £3,813 towards improvements to public rights of way within a 1.5 mile radius of site to mitigate for increased use as a result of the development.

WCC Archaeology: No objection, subject to an Archaeological Written Scheme of Investigation condition.

WDC Health and Community Protection - Environmental Sustainability Section: Air Quality Mitigation is required. Proximity of dwellings to main A429 requires mitigation to prevent harm. Submission of Construction Management Plan condition is required. No issues relating to land contamination.

WCC Landscape: Insufficient landscape buffer provided. Additional planting required to create a softer edge between houses and countryside.

WCC Highways: No objection, subject to Section 106 contributions for highways improvements.

WCC Ecology: Objection due to biodiversity loss on site and the potential impact on protected species. Require additional survey works to be carried out.

Public Response - A total of 85 letters of objection have been received, making the following comments:

- Additional traffic unacceptable.
- Construction traffic will have difficulty accessing site.
- Harm to highway safety.
- Will harm the existing bat barn and make its future use unlikely.
- Contrary to County Highways Guidelines for vehicles accessing a cul-de-sac.
- Lack of local infrastructure to support new development of this scale.
- Contrary to Neighbourhood Plan as it is outside the development boundary.
- Design is inappropriate for Barford.
- No need for further development in Barford.
- Harm to nearby Listed Buildings.
- Lack of employment opportunities in the village for future occupiers.
- H48 Allocation has not yet been ratified.
- Loss of privacy and amenity to neighbouring properties.
- Phasing plan will create long term disruption to neighbouring properties.
- Contrary to Barford Housing Needs Survey.
- Contrary to findings of the SHLAA.
- Will not create an integrated community.
- Barford is losing its village appearance - it is not a town.
- Loss of high grade farm land.
- Lack of on site parking provision exacerbating local parking pressures.
- Barford has already exceeded its target of 100 homes with 111 already approved.
- Emergency access is of insufficient width.
- Loss of important wildlife corridor.
- Additional noise and pollution.
- Inadequate drainage to cope with additional demand.
- Westham Lane is inadequate for deliveries and cannot be used.

ASSESSMENT

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

- Principle of the development
- Affordable Housing
- Siting and design
- The impact on the living conditions of nearby dwellings
- Impact on future occupiers
- Air quality
- Car Parking and Highway Safety
- Drainage and Flood Risk
- Ecology/landscaping
- Renewable Energy

Principle of the development

Five Year Housing Land Supply

The most up to date Five Year Housing Land Supply (5YHLS) figures state that as of 1 April 2017, the Local Planning Authority is able to demonstrate a 6.62 year Housing Land Supply. In this respect, as a supply in excess of the 5 year supply (plus 5%) buffer has been demonstrated, the provisions of Paragraph 14 of the NPPF do not apply. Therefore, the housing policies of the Local Plan are no longer considered out of date for the purposes of decision making where they are in general conformity with the NPPF.

The Adopted Local Plan

Policy RAP1 refers to directing new housing in rural areas. The village of Barford in this Policy is identified as a limited growth settlement insofar as it has a basic range of facilities capable of supporting day to day living together with frequent transport links to larger settlements. Housing development within this policy is limited to housing subject to a locally identified need and located on previously developed land.

The proposed development is located on arable land on the western edge of the village. The land is therefore not classified as previously developed land for the purposes of RAP1. The dwellings have also not been provided to meet a specific local housing need.

National Planning Policy Framework

Paragraph 49 of the NPPF states that housing applications should be considered with a presumption in favour of sustainable development.

The village of Barford is identified as a limited growth settlement in the existing Local Plan insofar as it has a basic range of facilities capable of supporting day to day living without being reliant on the private car. Housing development within this policy is limited to housing subject to a locally identified need.

When assessing what is sustainable development in the context of the NPPF, there are three strands of assessment; An Economic Role, a Social Role and an Environmental Role.

The Emerging Local Plan

The application site is allocated in two parcels within the emerging Local Plan. The smaller land parcel identified as H22 which lies immediately adjacent to the existing dwellings on Bremridge Close, was always incorporated within the emerging plan.

Following the Inspector's assessment of the Plan in 2015, the Council suspended the Local Plan process to allow further work to be carried out to identify additional sites for housing in order to accommodate the overspill of housing requirements arising from Coventry.

In identifying additional sites, the second parcel of land, the subject of this application, was identified as H48. Together, these two parcels of land have been incorporated within the Plan Modifications as Housing Allocations within the emerging Development Plan. In addition, the site plan within the Plan Modification document identifies the whole site as falling with the 'Growth Village Envelope' of the village of Barford for the purposes of Policy H10 of the emerging plan.

Policy H1 of the emerging plan directs new housing development to the Urban Areas of the District together with sites within the identified Growth Villages and new housing development is generally acceptable in these locations. Barford is identified as a growth village within the emerging Local Plan and as such is deemed as an appropriate location for directing new housing.

As the Council can now demonstrate a 5YHLS, and the stage the emerging plan has reached means that it can be afforded significant weight. It is also noted that the methodology for identifying appropriate areas for new housing is the most up to date which add further weight to the proposed policies.

The Barford Neighbourhood Development Plan

The Barford Neighbourhood Development Plan (NDP) was 'made' (brought into legal force) on 10 October 2016 following a referendum held on 06 October 2016, in which the majority voted in favour of the Neighbourhood Plan. The Neighbourhood Plan is therefore part of the Development Plan for decision making purposes.

The development boundary of the NDP incorporates the allocation H22 but excludes the area identified within the Local Plan Modifications as H48. Therefore, there is a conflict between the emerging Plan and the adopted Neighbourhood Development Plan.

Officers recognise that the adopted NDP is a formal part of the Development Plan and is a significant material consideration within the decision making process. Officers also recognise that the emerging Local Plan is yet to be

adopted with the Proposed Modifications in place incorporating a differing development boundary and housing allocation site.

However, it is important to note that the NDP does allow for development outside of the identified boundary where development is in accordance with the policy of the emerging Local Plan, which the application site is by virtue of being an allocation.

The application meets the exception criteria as set out within Policy B1 of the NDP insofar as the emerging Local Plan identifies all of the land the subject of the application site housing allocations.

Conclusion on Matters of Principle

The application by definition is premature insofar as the emerging Local Plan has not yet been formally adopted and the site is identified as a housing allocation within the emerging document. However, the Local Plan is in the final stages of modification and can be afforded significant weight in the decision making process.

Taking the key housing Policy of the Barford Neighbourhood Development Plan as the starting point for decision making in this case, the development is considered contrary to the key headings of acceptable new residential development. However, significant weight is afforded to the exceptions as identified with Policy B1 of the NDP.

When the exceptions of the NDP are factored in to the advanced stage of the emerging Local Plan, Officers are satisfied that the residential development of this site is acceptable in principle.

Housing mix

Policy SC1 of the Warwick District Local Plan 1996-2011 requires residential development to make provision for a range of sizes and types of dwellings, and the Council has also published a supporting Policy Guidance document "Guidance on the Mix of Market Housing on New Development Sites". The housing mix in the policy guidance reflects the findings of the Strategic Housing Market Assessment (SHMA) (March 2012) in terms of the future demand for housing. The document is consistent with the NPPF and was agreed by the Council's Executive on 19th June 2013. However, this document has not been through the formal development plan framework process and does not have the status of a supplementary planning document.

The proposed housing mix for this development is as follows:

Bedrooms	Total Units	Proposed Percentage	WDC Requirement	Difference
1	2	6%	7%	-1%
2	10	27%	26%	+1%
3	17	45%	43%	+2%
4+	9	24%	24%	+/-0%

The development has been designed in accordance with the guidance contained within the Policy Guidance documents and Officers are therefore satisfied that the housing mix is acceptable.

Affordable Housing

The scheme is for 63 dwellings which attracts a requirement for 40% to be affordable units. A total of 25 dwellings are shown to be affordable housing units, in accordance with the policy requirement, with a split as follows;

Bedrooms	Total Units	Percentage
1	4	16%
2	11	44%
3	8	32%
4	2	8%

In terms of tenures, the affordable units are identified as a mixture of rented, affordable and shared ownership properties with the following split;

Tenure	Total Units	Percentage
Rented	16	64%
Affordable	6	24%
Shared O/Ship	3	12%

The site layout has been designed so that the affordable units form small groups or clusters throughout the site. Officers are satisfied that the affordable units have been adequately spread across the site whilst still retaining an element of clustering. With affordable housing, the general consensus is that a certain amount of clustering is considered appropriate and can make it easier for Housing Associations to manage the units. For this reason Housing Associations rarely wish to see affordable housing spread throughout sites in ones and twos (pepper potted) and Officers are satisfied that the layout of the development achieves this objective.

Siting and design

The Council's Garden Towns, Villages and Suburbs prospectus seeks to create a leafy and green character of neighbourhood. In terms of layout the prospectus does not call for regimented blocks but states that the blocks should be well-defined in perimeter.

The proposed scheme incorporates a mix of dwellings predominantly accessed off a central spine road. Additionally, a number of the proposed dwellings are accessed via small private drives. The use of double fronted properties on corner plots provides an improved street scene by avoiding have side elevation facing the public domain in prominent locations within the site and so add interest to the overall mix of

The resultant development intersperses the scale of dwellings throughout the site leading to a pleasant mix within the street scene.

In terms of materials, a mixture of materials is proposed across the site. Red facing brick is the predominant material with a mixture of grey and brown roof tiles. Additional detailing measures are proposed with contrasting brick and the use of render in part on some plots to give a mixture of finishes through the site. Officers are satisfied that the mixed palette complements the surrounding area and gives some variation through the site but still retains a strong sense of continuity of materials.

The proposed boundary treatments are predominantly 1.8m high fencing to rear garden boundaries. Where plots are set with a rear garden that abuts or sits adjacent to the main spine road, the use of brick is proposed to provide increased screening for the occupiers. The use of brick in these locations presents a high quality overall feel to the development.

The impact on the living conditions of nearby dwellings

Plots 1-5 of the proposed development share a boundary with properties within Bremridge Close. Plots 1 and 2 back onto the shared parking area to the front of these properties. Plot would have a side to rear relationship with the blank gable end of the property at No. 69 Bremridge Close and plots 4 and 5 would have a rear boundary adjacent to the rear garden area of the same property. In terms of separation distances, the proposal would be separated from the garden area of the existing dwelling by an existing belt of mature trees and hedging together with an additional 2 metre wide ecology corridor provided along the southern boundary of the site. The separation distance from the rear wall of the proposed dwellings and the boundary of No. 69 is approximately 15 metres. Taken into consideration with the boundary treatments existing, Officers are satisfied that this relationship is acceptable.

Plots 16-18 have a front to front relationship with the existing properties at 32-36 Bremridge Close and at the end of this run of properties; Plot 19 shares a front to side relationship with No. 38 Bremridge Close. The properties are separated by two access drives, one serving the existing Bremridge Close dwellings and a proposed access serving the new properties. A landscaping strip boundary is also proposed between these access drives. In terms of difference separation, the front to front relationship is approximately 16.5 metres and the front to side relationship is approximately 14 metres. Taking into account the access drives and landscaping, Officers are satisfied that this level of separation is acceptable.

Plots 37-47 share a back to back relationship with properties fronting the main Wellesbourne Road. Due to the size of the rear gardens of these properties when taken into conjunction with the rear gardens of the proposed dwellings, a significant separation distance is achieved well in excess of the required minimum standard for properties sharing a back to back relationship.

Plots 48-53 abut the northern boundary of the site where dwellings are currently under construction fronting onto Westham Lane. Once constructed, these

properties would share a back to back relationship which meets the required separation distance for properties with a back to back relationship.

Officers acknowledge that the outlook from some of the existing properties that abut the site will be altered by the proposed development insofar as the scheme introduces built form onto a currently open field. However, the scheme has been assessed and Officers are satisfied that the development would have an acceptable relationship with properties within the vicinity of the site and the proposal accords with the Distance Separation Standards SPG and the 45 Degree Line SPG and there would be no material harm by reason of overlooking, overshadowing, loss of light or overbearing impact.

The impact on the living conditions of future occupiers of the proposed dwellings

The majority of properties share a front to front relationship across the main spine road through the development that affords sufficient separation distance between the properties.

Where a back to back relationship is proposed, the distance is in excess of 23 metres ensuring that an acceptable relationship is achieved to prevent loss of amenity to future occupiers.

Officers are satisfied that the living conditions of properties within the development are acceptable and no significant demonstrable harm would be created to future occupiers of the development in terms of the impact from adjacent properties.

The development has been assessed by the Council's Environmental Protection Officer who has raised some concerns regarding the potential noise disturbance to future occupiers as a result of the nearby A425 highway that partially bounds the application site. In order to ensure that the future occupants are not adversely affected by the existing highway, conditions to secure appropriate mitigation works are recommended to be sought and thereafter installed with the details approved. This can be secured by condition.

Car Parking and Highway Safety

Access and Highway Safety

The proposed development is to be served by an access from Bremridge Close to the south eastern corner of the site. The access point proposed is in the approximate location of an existing field gate, adjacent to a brick and tile 'bat house' erected as part of the ecological mitigation for the original Bremridge Close development.

Concern has been raised as to the acceptability of the access from Bremridge Close to serve the development of 63 dwellings in this location. Following discussions between the applicants and the Highway Authority, it is concluded that the Highway Authority does have concerns about the operation of existing road junctions within the vicinity of the site to accommodate the additional traffic proposed, most notably the A429 / Bridge Street Junction.

The Highway Authority has accepted the fact that modelling and surveys carried out adequately demonstrate that these junctions will be operating within their operation capacity. However, it is considered that the resultant level of delay experienced per vehicle becomes untenable due to the increased pressure on the junctions as a direct result of the development. In these situations, the delays have the potential to lead to driver behaviour which will be detrimental to the safe operation of the highway network, by taking risks and using smaller gaps to exit the junction and increasing the potential for collisions to occur at these locations.

In order to mitigate this potential harm, the County Highways Officer has requested a contribution of £6,000 per dwelling to be secured within the Section 106 Agreement. The requested sum for the development would enable highway safety and capacity improvements for junctions within Barford including the A429 / Bridge Street and A429 / Wellesbourne Road junctions to be carried out to mitigate the impact on the proposed development on the surrounding highway network.

Car Parking

The main spine road through the development is a standard 5.5m wide highway with associated 2 metre wide footpaths running through the development. The areas of smaller spur roads are proposed to be 5 metres wide to allow 2 vehicles to pass.

The car parking strategy for the site is the provision of predominantly 2 spaces per unit. The proposed 1 bedroom maisonettes at Plots 33-36 benefit from a single space within a parking courtyard to the side of the building. Other than these four plots, the standard is two spaces and a number of plots are further supplemented with garage spaces. Parking spaces are generally located to the side of the plots in tandem format which gives cars a subservient appearance within the plots rather than properties with parking to the frontage.

Officers are satisfied that the parking associated with the proposed development has been well thought out and each property will benefit from adequate parking facilities within the plots to minimise the pressure for vehicle to park within the road areas or on the footpaths.

The proposal is therefore considered to accord with Policy DP8 and the Vehicle Parking Standards SPD.

Construction Traffic

In terms of Construction Traffic, the applicants have provided tracking information to the satisfaction of the County Highway Authority that demonstrates that vehicles accessing the site from Bremridge Close are able to adequately access the development site.

It was suggested that deliveries could take place from Westham Lane utilising the route of the proposed emergency access. However, following further consideration and assessment of this access, it has been determined that it would not be suitable for deliveries due to the limited size and capacity of the

private lane and the limited ability for larger vehicles to manoeuvre along this access that is identified as being 3 metres wide. On the basis of the above considerations, Officers consider that it is appropriate to attach a condition that restricts traffic associated with the development from using Westham Lane for access.

A condition requiring a Construction Management Plan to be submitted will also be necessary. As part of this plan, the County Highways Officer has requested the provision of a Banksman to manage construction traffic in and out of the site in a suitable manner and not to the detriment of existing resident's amenity. A clear communications strategy must also be provided which provides contact details for residents to utilise to raise issues and problems directly to the site managers.

Emergency Access

An emergency and pedestrian link is proposed onto Westham Lane. The access is 3 metres wide and sits between the new Waterloo Housing development and an existing dwelling fronting Westham Lane. No other vehicular traffic is proposed from this access point and as detailed in the section above, a condition restricting the use of this access is proposed to prevent any increase in vehicular traffic accessing Westham Lane.

Drainage and Flood Risk

In terms of surface water drainage, the site is within Flood Zone 1, and it is proposed to install a balancing pond at the western side of the site to ensure run-off does not exceed existing green field rates plus allowance for climate change. The Lead Local Flood Authority has raised no objection to the scheme, subject to detailed design to be secured by condition.

In terms of foul sewage, it is indicated that the dwellings are proposed to connect to the mains sewers in the local area. Severn Trent have assessed the proposal and raised no objection to the scheme subject to a detailed drainage condition.

Ecology

The site contains an existing bat house adjacent to the main access to the development site. The remaining site is arable grassland with hedge/tree boundaries. The applicants have submitted ecological surveys of the site and have been in correspondence with the County Ecologists regarding works required within the site to mitigate the ecological impact of the development.

The applicants, Taylor Wimpey, have acknowledged that the ecological impact is an important aspect of the application and have agreed to ensure that the development does not have a detrimental impact on features of ecological importance. It is noted that the County Council do not object to the development, which is a strategic allocation within the emerging Local Plan. However, the Ecologists have requested that additional surveys are necessary in order to establish an appropriate mitigation strategy prior to determination.

Having considered this request, Officers consider that the additional survey work can be secured via a suitably worded planning condition which will ensure that all protected species are appropriately assessed and thereafter, through the implementation of an appropriate mitigation strategy, protected and where possible, enhanced as a result of the development. Any such condition would require the details to be submitted prior to the commencement of any development on the site including further clearance works. This approach was adopted as part of the Waterloo Housing site which actually forms part of the same field in which this development is located.

If the mitigation strategy is safeguarded via a planning condition, it would also be possible to incorporate any necessary biodiversity offsetting identified as a planning obligation, subject to the necessary justification, to be incorporated within the associated Section 106 Legal Agreement or Unilateral Undertaking.

Landscaping

The plans indicate soft landscaping areas either side of the main access giving a soft edge to the development. An area identified as Public Open Space provides a buffer between the development and the existing 'bat house' located on the existing turning head on Bremridge Close.

Centrally within the site is an area of Public Open Space on a parcel of land shared with the surface water attenuation basin. The land identified as open space is not equipped space and has the appearance of incidental open space in the form of grassed areas with additional tree planting. The central location of this key landscaped area gives a focal point for the open space of the development and the layout of the site affords good natural surveillance over the area from adjacent dwellings that flank it on three sides.

The applicant is in ongoing discussions with the Council's Open Space Team in term of the final layout of the proposed open space. The final scheme will be presented as part of the adobs report to Members.

The proposed landscaping scheme demonstrates that the proposed dwellings are to be predominantly laid to lawn for rear gardens together with additional soft landscape areas to the forecourts and front garden areas.

Additional tree planting is proposed throughout the site and these details can be secured through the imposition of a condition to secure planting in accordance with the submitted landscaping plans. This includes a replacement planting condition to ensure that any species that fail are replaced within the first five years following the substantial completion of the development.

The scheme also incorporates the retention of boundary treatments and it is appropriate to condition that these elements be protected prior to works taking place.

Subject to appropriate conditions to secure the landscaping within the development, Officers are satisfied that the development is acceptable in terms of landscaping.

Impact on local services

The proposed development of 63 dwellings would create significant additional demand for local services and to mitigate this, contributions towards community facilities would be required.

Negotiations into the levels of contributions are still ongoing and must be resolved the satisfaction of the Local Planning Authority before a decision can be issued.

Having considered the available evidence, the above contributions are considered to be in accordance with Regulation 122 of the Community Infrastructure Levy Regulations 2010. A development of 63 dwellings on this site would have a material impact on or need for affordable housing, education, open space, health care, sports facilities, drainage, monitoring costs, and rights of way, employment/training for locals and highway matters.

This a particular issue given the cumulative impact that is expected from the substantial level of housing growth proposed across the District. It is reasonable to expect a development of this size to contribute towards the additional costs associated with meeting these increased demands. The relevant consultees are currently seeking to identify specific projects and locations where this money would be spent. Therefore it is considered that appropriate contributions are necessary to make the development acceptable in planning terms and subject to being directly related to the development, are fairly and reasonably related in scale and kind to the development (as required by Regulation 122).

The necessary contributions identified would be secured through an appropriate Section 106 Legal Agreement.

Energy Efficiency / CO2 reduction

The Sustainable Buildings Supplementary Planning Document requires residential and non-residential developments, including conversions to provide 10% of the predicted energy requirement to be produced on site, or in the locality from renewable energy / fabric first approach.

A detailed energy statement has been submitted that states that all dwellings will be constructed to high standards of efficiency in excess of the requirements of the Building Regulations which will reduce the energy demand of the properties. Energy consumption will then be reduced by 10% through the use of Photovoltaic arrays located on the appropriate roof slopes across the development site.

Officers are satisfied that the approach is acceptable and can be secured by condition

Conclusion

Officers clearly acknowledge that the development has been brought forward in advance of the adoption of the emerging Local Plan that allocates this site for

development and the site is in conflict with the Barford Neighbourhood Development Plan.

In considering the proposal, Officers acknowledge the conflict outlined above, however, the timescales for the development coming forward would bring it in line with the adoption of the Plan and at this stage, the objection would fall away leading to a fully acceptable principle of development for the site.

Site specific concerns have been considered by statutory consultees and this is generally acceptable subject to appropriate conditions securing additional details where necessary.

A Section 106 Agreement is proposed to secure appropriate contributions for local infrastructure improvements to mitigate the impact of the development. Subject to this being signed, there is no objection to the development as proposed.

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 20137-AA11-PL, 20137-AA24-PL, 20137-AA32-PL, 20137-BAYS-PL, 20137-BPP-01, 20137-BU2-01, 20137-EP-01, 20137-HEY-PL, 20137-MP-01, 20137-NA20-PL, 20137-PA34-PL, 20137-PA48-PL, 20137-PA49-PL, 20137-PB30G-PL1, 20137-PB30G-PL2, 20137-PL-01, 20137-PT36-PL, 20137-PT44-PL, 20137-AA42-PL, c-1461-01 Rev.B and c-1461-02 Rev.B and specification contained therein, submitted on 10 March 2017, 100 Rev.A, 1 Rev.A and 20137-PL-01 D and specification contained therein, submitted on 18 May 2017 and 20137-POS-01 and specification contained therein, submitted on 26 May 2017. **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.

3 Other than site clearance and preparation works no works shall commence on the construction of the development hereby permitted until samples of all external facing materials to be used together with all hard landscaping materials have been submitted to and approved in writing by the local planning authority. Development shall 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 DP1 of the Warwick District Local Plan 1996-2011.

4 No development shall take place until detailed surface and foul water

drainage schemes for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted and approved in writing by the Local Planning Authority (LPA) in consultation with Warwickshire County Council (WCC). The scheme shall be subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall:

a) Demonstrate that the surface water drainage system(s) are designed in accordance with CIRIA C753
b) 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 greenfield runoff rates for all return periods.
c) Demonstrate the provisions of surface water run-off attenuation storage in accordance with the requirements specified in "Science Report SC030219 Rainfall Management for Developments"
d) 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 drainage system for a range of return periods and storms 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.
e) Demonstrate overland flood flow routes in case of system failure, through hydraulically modelling the floodwater outline, indicating flood flow depths and velocities.
f) Provide a Maintenance Plan to the LPA giving details on how the entire surface water system shall be maintained and managed after completion for the life time of the development. The name of the maintenance company and a contact for who will be responsible for the site shall be provided to the LPA.
g) No development shall take place within 8metres of the top bank of any ordinary watercourse.

REASON: To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with Policy DP11 of the Warwick District Local Plan 1996-2011.

5 No part of the development hereby permitted shall be implemented until details of all earthworks, mounding and 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, and the development shall be carried out in strict accordance with these approved details or any subsequently approved amendments. **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 DP1 & DP2 of the Warwick District Local Plan 1996-2011.

6 No part of the development hereby permitted shall be implemented until an updated acoustic assessment of the properties located adjacent to the site boundary with the A425 has been submitted to and approved

in writing with the Local Planning Authority. The submitted assessment should include a rationale to show how the internal layout and location of residential premises have been designed to ensure that the noise environment is acceptable for future inhabitants with reference to the levels as defined by BS8233: 2014 and WHO guidelines as follows:

Internal noise levels shall not exceed the following levels during daytime:

- Living Room (Daytime 07:00 to 23:00) - 35 dB LAeq,16hour
- Dining Room (Daytime 07:00 to 23:00) - 40 dB LAeq,16hour
- Bedroom (Daytime 07:00 to 23:00) - 35 dB LAeq,16hour

Internal noise levels shall not exceed the following levels during night time:

- Bedrooms (Night time 23:00 to 07:00) - 30dB LAeq,8hr, with the maximum instantaneous noise level not exceeding 45dB LAmax,fast (Night-time LAmax as prescribed by WHO Guidelines for Community Noise; 1999).

The daytime external noise level in amenity areas shall not exceed 50dB LAeq,t with reference to WHO

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.

7 No development shall take place within the application site, unless and until a programme of archaeological works and investigations has been secured and initiated in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. **REASON:** In order to ensure any remains of archaeological importance, which help to increase our understanding of the Districts historical development are recorded, preserved and protected were applicable, before development commences in accordance with Policy DP4 of the Warwick District Local Plan 1996-2011.

8 The development (including any works of demolition) shall proceed only in strict accordance with a construction method statement which has been submitted to and approved in writing by the local planning authority. The approved statement shall be strictly adhered to throughout the construction period and shall provide for: the parking of vehicles of site operatives and visitors; 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; noise assessment and mitigation method statements for the construction activities, in accordance with provisions

of BS 5228:2009 Code of practice for noise and vibration control on construction and open sites - Part 1 and 2, delivery times and site working hours, site lighting, access and protection arrangements around the site for pedestrians, cyclists and other road users and a scheme for recycling / disposing of waste resulting from demolition and construction works, unless otherwise agreed in writing by the local planning authority. **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 DP2, DP6, DP8 & DP9 of the Warwick District Local Plan 1996-2011.

9 The development hereby permitted shall not be commenced until a scheme for the provision of adequate water supplies and fire hydrants, necessary for firefighting purposes at the site, has been submitted to and approved in writing by the Local Planning Authority. The development shall not then be occupied until the scheme has been implemented to the satisfaction of the Local Planning Authority. **REASON:** In the interests of public safety from fire and the protection of emergency fire fighters.

10 No part of the development hereby permitted shall be commenced until additional detailed ecological surveys for bats, great crested newts and reptiles together with a detailed mitigation strategy have been carried out by a suitably qualified person and thereafter submitted to and approved in writing by the Local Planning Authority. Therefafter, the mitigation works shall be carried out in accordance with approved details and retained in perpetuity. **REASON:** To safeguard the presence and population of protected species in line with UK and European Law, the National Planning Policy Framework and Policy DAP3 of the Warwick District Local Plan 1996-2011.

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

12 No development or other operations (including demolition, site clearance or other preparatory works) shall commence unless the tree protection measures identified in the approved application documentation have been put into place in full accordance with the

approved details and thereafter shall remain in place during any such construction work unless otherwise agreed in writing by the local planning authority. In addition no excavations, site works, trenches or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the canopy of any protected tree(s); no equipment, machinery or structure shall be attached to or supported by a protected tree(s); no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area or any other works carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and that no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the tree(s). **REASON:** In order to protect and preserve existing trees within the site which are of amenity value in accordance with Policy DP3 of the Warwick District Local Plan 1996-2011.

13 The development hereby permitted shall not be occupied until a Low Emission Strategy has been submitted to and approved in writing by the local planning authority. The approved Low Emission Strategy shall be implemented in strict accordance with the approved details and shall remain in force at all times thereafter. **REASON**: To ensure mitigation against air quality impacts associated with the proposed development, in accordance with Policy DP9 of the Warwick District Local Plan and the aims and objectives of national guidance within the NPPF 2012.

14 If an air source heat pump is chosen as the method to comply with the requirement for renewable energy, noise arising from the air source heat pump(s) permitted, when measured one metre from the facade of any noise sensitive premises, shall not exceed the background noise level by more than 3dB (A) measured as LAeq (5 minutes). If the noise in question involves sounds containing a distinguishable, discrete, continuous tone (whine, screech, hiss, hum etc.) or if there are discrete impulses (bangs, clicks, clatters, thumps etc.) or if the noise is irregular enough to attract attention, 5dB(A) shall be added to the measured level. **REASON:** To protect the amenities of the occupiers of nearby properties in the locality in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.

15 The approved hard landscaping works shall be completed in full accordance with the approved details within three months of the first occupation of the development hereby permitted; and all planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species, unless the local planning authority gives written consent to any variation. 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 DP1, DP2 and DP3 of the Warwick District Local Plan 1996-2011.

16 There shall be no access taken off Westham Lane for any construction, delivery, contractors or other vehicles in connection with the construction of the development. **REASON:** In the interests of highway safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011.