Planning Committee: 27 May 2015 **Item Number:** **9**

Application No: W 15 / 0305

Registration Date: 04/03/15
Town/Parish Council: Whitnash **Expiry Date:** 03/06/15
Case Officer: Liam D'Onofrio
01926 456527 liam.donofrio@warwickdc.gov.uk

Woodside Farm, Harbury Lane, Bishops Tachbrook, Leamington Spa, CV33 9QA

Submission of Reserved Matters for the erection of 234 units (Phase 2) associated with the outline planning consent for up to 280 units, public open space, landscaping, new access and highways and associated and ancillary development FOR Persimmon Homes South Midlands

---

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

RECOMMENDATION

Planning Committee are recommended to grant planning permission, subject to conditions.

DETAILS OF THE DEVELOPMENT

This application seeks the approval of reserved matters relating to appearance, landscaping, layout and scale, following the grant of outline permission for an urban extension comprising up to 280 new homes, public open space, landscaping, new access and highways and associated and ancillary development, which was granted on 21st November 2013 under planning application W/13/1207. The site access from Tachbrook Road was approved under this outline planning permission.

The reserved matters application provides details for Phase 2, which comprises 234 units. Details have been provided on house types, associated layout and areas of open space for this final phase of development. As with Phase 1, the Design and Access Statement sets out the key concepts within the scheme, notably tree lined boulevards, the neighbourhood edge, feature squares and secondary residential streets. Furthermore the document also provides details on connectivity both within and surrounding the site and affordable housing. The scheme provides a schedule of accommodation detailing the housing mix and location of affordable units within the phase.

The application is accompanied by an Energy Statement seeking a fabric first approach and Landscape Strategy Plan for private amenity areas to be maintained by the landowner in order to provide a long term strategy based

upon both good horticultural/ arboricultural procedures and visual aesthetic and screening objectives.

THE SITE AND ITS LOCATION

The application site relates to an agricultural field located east of Tachbrook Road and north of Harbury Lane. The residential gardens of properties on Ashford Road and Landor Road adjoin the northern site boundary and the site wraps around Woodside Farm, Grove Cottage and Ashwood Cottage to the south. The site rises from west to east with the highest point to the northeast. The site is within open countryside and a public footpath runs north to south through the site linking Landor Road with Harbury Lane. This reserved matters application relates to Phase 2, which excludes the northwest section of the site already granted reserved matters consent under Phase 1.

PLANNING HISTORY

W/14/1054 Reserved matters application for the layout, scale and appearance of 46 dwellinghouses and associated landscaping under Phase 1 of the Woodside Farm development granted under outline planning permission W/13/1207: Granted 14th November 2014.

W/13/0776 Outline permission for an urban extension comprising up to 280 new homes, public open space, landscaping, new access and highways and associated and ancillary development: Refused on 13th August 2013.

W/13/1207 Outline planning application for an urban extension comprising up to 280 new homes, public open space, landscaping, new access and highways and associated and ancillary development: Granted 21st November 2013.

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)
- 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)
- SC13 - Open Space and Recreation Improvements (Warwick District Local Plan 1996 - 2011)
- SC14 - Community Facilities (Warwick District Local Plan 1996 - 2011)
- RAP1 - Directing New Housing (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)
- 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)
- Affordable Housing (Supplementary Planning Document - January 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)

<u>The Emerging Local Plan</u>

- DS2 - Providing the Homes the District Needs (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS3 - Supporting Sustainable Communities (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)
- H0 - Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- H1 - Directing New Housing (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)
- BE2 - Developing Strategic Housing Sites (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)
- HS1 - Healthy, Safe and Inclusive Communities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HS6 - Creating Healthy Communities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HS7 - Crime Prevention (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)

SUMMARY OF REPRESENTATIONS

Whitnash Town Council: Support. Whitnash Town Councillors have no objections and support the planning application.

WCC Highways: No objection.

WCC Ecology: No objection.

Warwickshire Wildlife Trust: Object

WDC Environment Services: No objection.

WDC Contract Services: No objection.

Warwickshire Police: No objection.

Public response:
8 objections from local residents raising the following concerns:
- Two-storey dwellings located on high land behind Landor Road will be imposing and cause a loss of privacy. Bungalows or allotments would be preferred.
- New properties will be just 6 metres away from adjoining gardens.
- There is a shortage of bungalows in the area and an ageing population. Older residents would be more welcome neighbours.
- Two-storey houses will be an ugly blot on landscape.
- 30% more green space is required in order to comply with the November 2013 Committee

One objection relating to principle, which is not a material consideration to this application.

ASSESSMENT

The principle for a housing development of 280 units was established following the grant of outline planning permission at Planning Committee on 5th November 2013. This application also considered matters associated with the principle of the development, including loss of agricultural land, air quality, affordable housing and the impact upon local services and infrastructure, which is not therefore considered appropriate to consider further here.

The outline application was also subject to a Section 106 legal agreement securing all necessary contributions.

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

- Principles of design and layout;
- The impact on the living conditions of nearby dwellings;
- Car Parking and Highway Safety;
- Ecological Impact;
- Renewables;
- Archaeology;
- Health and Wellbeing.

Principles of Design and layout

The Garden Towns, Villages and Suburbs Approach

The Council's 'Garden Towns, Villages and Suburbs' Prospectus seeks to bring together the key characteristics of the garden suburbs and villages approach, which include coherent and well planned layouts, high quality design and consideration of long term management arrangements. The site is considered to fall within the category of 'neighbourhood edge', lying at the edge of the developable area and adjoining countryside.

It is considered that this scheme will provide a high quality residential environment which conforms to the garden suburb design principles exhibiting the characteristics of a leafy well designed residential neighbourhood within which open space and structural landscaping is an integral part.

Following on from the design and layout principles of Phase 1, the main spine access with wide, tree-lined pavements and a strong rhythm to the pattern of development continues through the site terminating in a feature square. The Council's prospectus indicates that the linear layout can be less regimented for the 'neighbourhood edge' with a looser urban pattern of semis and detached houses. Nevertheless the layout achieves well defined perimeter blocks and rear court yard parking and hard surfaces are avoided, although some residential garaging does project into the rear gardens. The front and rear gardens provide an acceptable level of amenity space and the majority of front gardens have been designed for soft landscaping with off-street vehicle parking allocated within the gaps between properties. This avoids the need for hardstanding on frontages

and makes parked cars more discreet within the streetscene, enhancing the overall verdant, garden suburb character.

The Council's Supplementary Planning Guidance - Distance Separation (2003) as referred to in the Adopted Local Plan set standards for the distance separation between the windows of habitable rooms in dwellings. In particular, the policy states that there should be 22 metres between two storey dwellings, although this standard is reduced when the distance is measured across a public space or a road where there would be public activity. The distance between a side and rear elevation should be 12 metres. All minimum separation distances are met or exceeded between main dwelling houses.

Rear conservatories measuring 3.1 metres by 3 metres and 3 metres high are an optional extra for purchasers of the market homes. These are single storey glazed 'garden rooms', which could be erected under householder permitted development once properties are occupied. They are not considered to affect the overall spaciousness of separation between properties.

In design terms properties are a mix of bungalows, two-storey and 2.5-storey units and provide a good mix of terraced, semi-detached and detached designs. The properties are considered to provide an appropriate design solution with corner properties having a dual aspect. In terms of their detailing the majority of properties fronting the spine road and those occupying corner plots have chimneys, as these are considered to provide an important architectural feature. Materials include red brick or ivory render with either rustic peat or slate grey roof tiles, which are considered to provide an appropriate finish.

A condition was imposed at Outline stage to ensure that an appropriate level of open space and recreational facilities are provided to serve the development, including informal open space, appropriate children's play facilities, outdoor sport facilities and allotment gardens. The applicant confirms that the indicative plan provided at outline stage showed 3.39ha of public open space and this has been increased by 27% to 4.67ha, which is considered appropriate. It is noted that this could be squeezed to 30%, however officers are mindful that this would be at the cost of garden space, which also provides a significant contribution to the spacious character of the development.

Soft landscaping will also clearly be an essential part of achieving the character of the garden suburb and the proposal includes a detailed landscaping scheme providing tree, hedge and shrub planting across this phase and appropriate meadow and woodland planting mixtures and wetland and pond mixtures around the attenuation ponds. Proposed trees to be planting within the phase will range from 2.5m to 6m in height depending on the species, giving an immediate impact to the development.

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 proposed housing mix for this phase is as follows:

Market Housing

To provide an accurate calculation this has been calculated to include market housing across the whole site:

Bedrooms	Total	% Proposed	WDC Requirement	Difference
1-bedroom	0	0	about 7%	-7%
2-bedroom	30	18%	about 26%	- 8%
3-bedroom	83	49%	about 43%	+6%
4+ bedroom	55	32%	about 24%	+ 8%
Total	168	100%	100%	

While the Housing Mix document provides a guideline only it seems clear that the scheme is deficient in one-bedroom market housing. The applicant cannot simply swap out a 4-bedroom house with two 1-bedroom houses, for which there would be space to do so, as the site is limited to a total of 280 units. However the loss of 3 or 4-bedroom units for 1-bedroom units seems the most sensible solution as these are the units that have been over-provided for. To strike a more reasonable balance the case officer has therefore requested that additional 1-bedroom market dwellings be provided. The applicant has agreed to look into this and Members will be updated on the progress of these changes at the meeting.

Affordable Housing

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

Bedrooms	Total
1-bedroom	12
2-bedroom	51
3-bedroom	32
4-bedroom	4
Total	99

The development requires 40% affordable housing. Phase 1 provided 28% affordable housing, however Phase 2 has over-provided to compensate for this and the scheme as a whole will provide just over 40% affordable housing. This affordable housing will be very well spread out throughout the site and provides an acceptable layout avoiding clusters of more than 15-20 affordable units together.

The impact on the living conditions of nearby dwellings

The proposed layout and design of this development in accordance with the gardens suburbs approach will provide a high level of residential amenity to the future occupiers of the development within an attractive setting. The separation distances to surrounding properties are achieved and the proposed development is considered to provide appropriate relationships to neighbouring properties without significant impact upon the amenities of the occupiers.

The concerns from local residents are noted, however all dwellings are well in excess of the 22 metres window-to-window separation distance usually sought. The scheme is not therefore considered to result in any significant impact upon the light, outlook, privacy or amenity of the occupiers of surrounding properties.

The EHO has raised no objection to the reserved matters scheme. The outline application was subject to a construction method statement and technical details to show the arrangements to protect future residents from traffic noise, to which the EHO has sought further information. This information is specifically required to be submitted to and agreed in writing by the LPA through outline planning conditions will therefore be dealt with separately to this reserved matters application.

Car Parking and Highway Safety

The site access from Tachbrook Road has previously been agreed at outline stage. Each property has an appropriate level of parking in accordance with the Council's Vehicle Parking Standards and bin collection points have been provided where properties are over 25 metres from the highway turning head. The Highway Authority have raised no objection to the scheme.

Ecological Impact

The Ecologist was satisfied at outline stage that any ecological impact could be successfully mitigated through planning conditions and these were imposed upon the original outline application W/13/0776. The Ecologist and Warwickshire Wildlife Trust have both commented on achieving a net gain for bio-diversity and agreeing the Construction Environment management Plan (CEMP) and landscape and Ecological Management Plan (LEMP). These were however imposed as planning conditions on the outline planning application and still need to be formally discharged in agreement with the County Ecologist. No further information is therefore required at reserved matters stage.

Renewables

The applicant proposes a 'fabric first' approach which will deliver permanent reductions in energy consumption and CO2 emissions. The applicant notes that this is in accordance with the Governments 2016 building policy and emerging local policy. The proposed strategy will permanently reduce energy consumption by 11.9% and permanently reduce CO2 emissions by 10.65%.

Archaeology

Although pre-determinative trial trenching was undertaken and the County Archaeologist raised no objection to the scheme at outline stage it has recently come to the Archaeologist's attention that a plane (Liberator Bomber) may have crashed onto (or near-to) the site in April 1945. Some evidence of electrical wire, aluminium, rubber tubing and a fire blanket were found when trail trenching of the site was underway, however this was thought to be landfill.

The Archaeologist advises that should the remains of a plane be present on the development site it may be statutorily protected, for example under the Protection of Military Remains Act 1986. The applicant has been made aware of this, as it may have implications for the layout of the site. A unexploded ordnance survey has also been carried out across the whole site at the request of the Council's Environmental Health Officer. Should any remains be found this will have to be addressed accordingly, however Officers would advise that as this would be achieved through separate legislation it should not affect the consideration of the current reserved matters application.

Health and Wellbeing

Warwickshire Police have no objections to the scheme but have made a number of minor requests to ensure that the scheme follows secured by design principles. This is controlled by condition imposed under the outline consent W/13/1207.

SUMMARY/CONCLUSION

The proposed development is considered to provide a high quality residential environment in accordance with the garden suburbs principles, including an appropriate mix of market (subject to amendments) and affordable housing and acceptable dwelling house and layout design solutions, including public open space, relevant to this particular phase of the development. The scheme therefore complies with the policies listed.

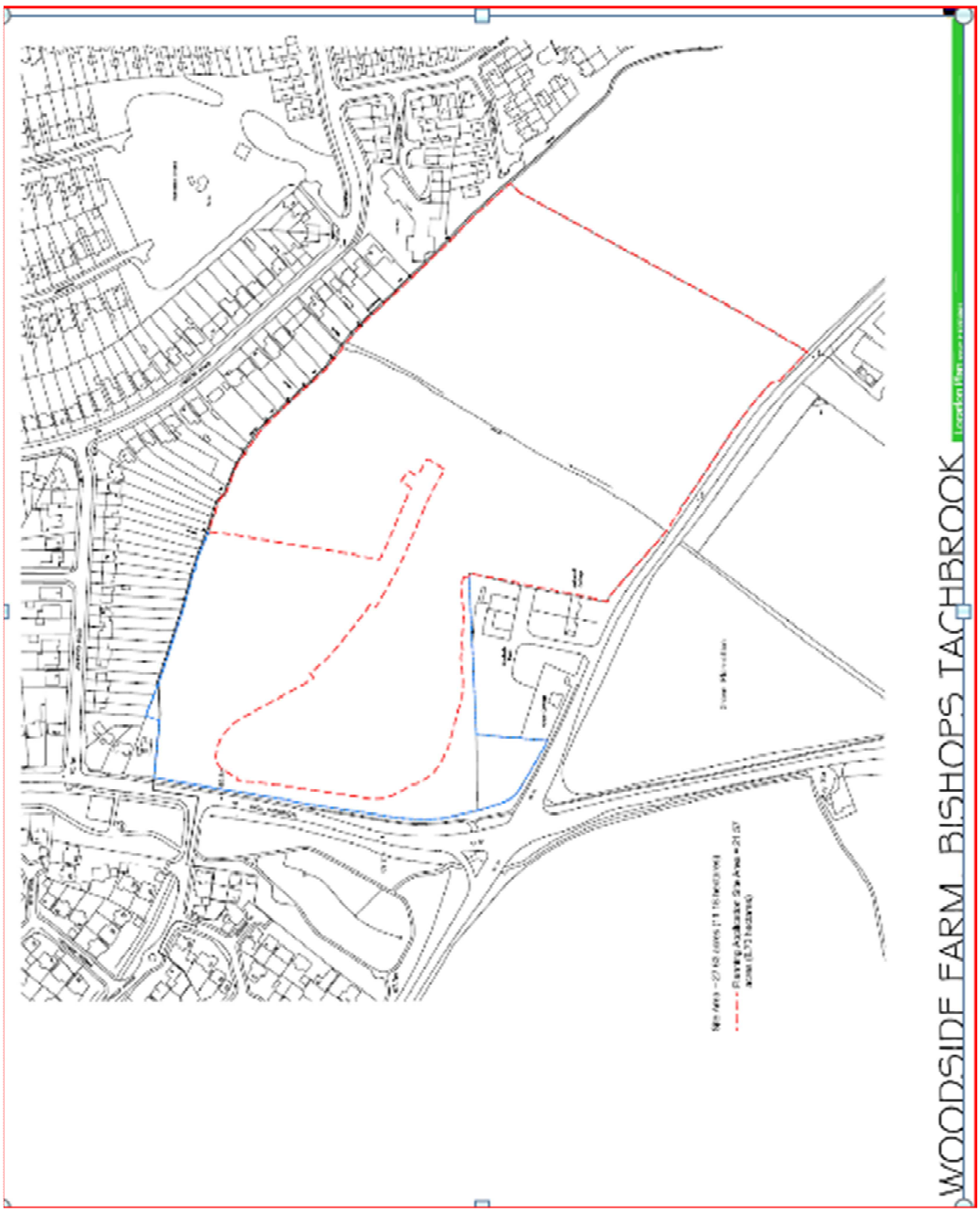
CONDITIONS

1 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) P-2-01 REV A, 03, 04, 05, 06, 07, 08, 09, P-2-10, P-2-10-1, P-2-10-2, P-2-10-3, P-2-11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, P-2-22, P-2-22-1, P-2-23, P-2-24-1, P-2-24-2, P-2-24-3, P-2-24-4, P-2-25, P-2-26, P-2-28, P-2-29, P-2-31, P-2-32, and specification contained therein, submitted on 27/02/15 and 13/05/15. **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.

2 The development 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 amenity in accordance with Policies DP1, DP2 & DP8 of the Warwick District Local Plan 1996-2011.

3 The landscaping scheme submitted as part of the application hereby permitted shall be completed, in all respects, not later than the first planting season following the completion of each phase of the development hereby permitted. Any trees removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees of similar size and species to those originally required to be planted. **REASON**: To protect and enhance the amenities of the area, and to satisfy the requirements of Policies DP1 and DP3 of the Warwick District Local Plan 1996-2011.


WOODSIDE FARM, BISHOPS TACHBROOK