Planning Committee: 24 June 2021 **Item Number:** 4

Application No: W 18 / 0643

Registration Date: 03/04/18
Town/Parish Council: Stoneleigh **Expiry Date:** 03/07/18
Case Officer: Rob Young
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Land at Kings Hill Lane, Stoneleigh

Outline application with access: Development of up to 2,500 dwellings (C3); 4,000 sq.m. of mixed use floorspace (A1, A2, A3, A4, A5, B1, C2, D1 and D2); Primary School; Secondary School, Open Space and Associated Infrastructure FOR Lioncourt Strategic Land Limited, Lioncourt Homes (Development No.17) Limited De

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This item is being brought to Planning Committee to seek authorisation for a small number of revisions to the requirements of a Section 106 Agreement relating to this development and to the conditions that were previously agreed by Planning Committee.

This is a complex agreement relating to a significant development for which Planning Committee resolved to grant permission on 3 December 2019. A number of parties including the applicant along with various District and County Council Officers are continuing to work on the agreement with a view to finalising it in the near future. The scale of the work involved and nature of those discussions is such that from time to time, the need for revisions to the agreement are identified.

Planning Committee are asked to note that the overriding purpose in securing this agreement is to ensure that it makes provision for all of the infrastructure requirements arising from the development and that they come forward at the appropriate time.

RECOMMENDATION

Planning Committee are recommended to delegate authority to the Head of Development Services to agree and finalise the revisions to the Section 106 agreement set out below and to approve the changes to the conditions set out below.

DETAILS OF THE CHANGES

Section 106 agreement

Increase in the size of the changing facilities associated with the sports pitches from 50 sq m as specified in the original Committee Report, to 150 sq m. Associated increase in the changing facilities cost cap.

Conditions

Various changes to the conditions, summarised as follows:

Condition 5: Reference number for submitted Infrastructure Delivery Strategy added.

Condition 6: Drawing number updated and ordering of applications amended.

Condition 8, 9 & 10 (details of district centre, community centre and community recreation area): Deleted because these replicate requirements that are now included in the section 106 agreement.

Conditions 11 & 12 (masterplan and design code): split into 4 separate conditions to allow for separate higher level site-wide submission and more detailed phase-specific submissions.

Conditions 24 & 29: Wording amended to confirm that they can be discharged on a phased basis.

Condition 32: Wording amended to confirm that the barrier must remain in place for the duration of construction works.

Condition 36: Wording amended to clarify that the condition only refers to the side of the Finham Brook that is within the application site.

Condition 48: To be removed if WCC Highways confirm that the A46 junction scheme has progressed sufficiently.

THE SITE AND ITS LOCATION

The application site is located to the north of the District, abutting the administrative boundary with Coventry.

ASSESSMENT

The change to the section 106 agreement will improve the facilities provided on site compared with that previously agreed (increase in size of the changing facilities from 50 sq m to 150 sq m). WDC Cultural Services advise that this level of provision is needed for the sports pitches that the scheme includes. Therefore it is considered to be necessary for the proposed development and in accordance with the Community Infrastructure Levy Regulations.

The changes to the conditions are mostly minor alterations to the wording that does not change the requirements of the conditions. In most cases this either clarifies what the condition requires, updates drawing numbers or allows for the condition to be discharged on a phased basis.

The exceptions are the masterplan / design code conditions (former nos. 11 & 12), conditions 8-10 that require details of the on-site facilities and condition 48 that relates to the Stoneleigh junction.

The changes to the masterplan / design code conditions are considered to be appropriate because the level of detail originally required on a site-wide basis would not be appropriate at that wider scale. Therefore splitting this into separate conditions to require high-level details site-wide and a greater level of detail for each individual phase is considered to be acceptable.

With regard to conditions 8-10, as work has progressed on the drafting of the section 106 agreement, it has become apparent that these conditions duplicate the requirements of clauses within the agreement. Therefore these conditions are no longer necessary.

Finally, condition 48 may no longer be necessary because work is progressing on the WCC scheme to improve the Stoneleigh junction. Confirmation is awaited from WCC on this and will be included in the update report to Committee.

The updated conditions are set out in full below. There are some changes in the numbering compared with the conditions listed in the original Committee Report. This is due to the deletion of some conditions as proposed in the current report (8-10), the incorporation of additional conditions that were included in the update report to the original Planning Committee and the inclusion of further conditions in relation to the masterplan and design code that are proposed in the current report.

SUMMARY/CONCLUSION

For the reasons set out above, Committee are asked to agree to the recommendation in order to assist officers to bring the discussions on the Section 106 agreement to a conclusion and to issue the decision.

CONDITIONS

1. Reserved Matters to be Submitted

Details of the;

a) Appearance of the building(s);
b) Landscaping of the site;
c) Layout of the site and its relationship with adjoining development; and
d) The scale of building(s)

(hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out in full accordance with these reserved matters as approved.

REASON: To comply with Article 4(1) of the Town and Country Planning

(Development Management Procedure) Order 2015 (as amended).

2. Approved Plans

The development hereby permitted shall be carried out in accordance shown on the site location plan and the approved access drawings and specification contained therein;

1. Figure 2.9 – 01 – Stoneleigh Road/Kings Hill Lane Signalised Site Access Junction
2. Figure 2.11 – 02 – Proposed Bus Gate (No General Site Access)
3. SK048A – 01 (Amended Design) – Proposed Site Access – St. Martin's Rd/Green Lane

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

3. Time Limit for Reserved Matters

Application for approval of the reserved matters shall be made to the local planning authority not later than fifteen years from the date of this permission.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

4. Time to Commence Development

The development to which this permission relates shall begin within three years of the date of this permission or within two years of the final approval of the reserved matters, whichever is the later.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

IN THE EVENT THAT CCC APPLICATION IS NOT APPROVED

5. Development Restriction (St. Martins Road/Green Lane) (Compliance)

Notwithstanding details contained within the approved documents, no submission of Reserved Matters within the area denoted under 'PHASE 1A (N)' of drawing number L.0384_39 shall commence until such time that full planning permission has been issued for the access arrangements that would provide a connection from the site to the road network within the Coventry City Council's administrative boundary.

REASON: In the interests of comprehensive development and highway safety in accordance with Policies DS15 and TR1 respectively of the Warwick District

Local Plan 2011-2029.

COMPREHENSIVE MASTERPLANNING

6. Site-Wide Framework Plan (Pre-Commencement)

Notwithstanding details contained within the approved documents, prior to submission of the first reserved matters application a site-wide framework plan to include;

a) An overall plan of development parcels;
b) Site-wide phasing plan; and
c) Infrastructure delivery strategy (Arup Report reference 247389)

Shall be submitted to and approved in writing by the Local Planning Authority. The subsequent timing and content of applications shall accord with the Framework Plan unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of comprehensive development in accordance with Policy DS15 of the Warwick District Local Plan (2011-2029)

7. Future Order of Applications (Compliance)

Notwithstanding details contained within the approved documents, the sequence of planning applications following determination of this outline proposal shall be as follows;

1) Reserved Matters application for spine road, structural landscaping and drainage
2) Reserved Matters for Phase 1A (North and South) and / or Phases 1B/1C

The phases shall be read in accordance with drawing L.0384_43 Rev B.

REASON: To ensure that the site is developed in a comprehensive manner in accordance with Policy DS15 of the Warwick District Local Plan (2011-2029)

8. Remove Permitted Changes of Use (Compliance)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no permitted changes contained therein shall be enacted within the development hereby permitted.

For the avoidance of doubt this shall include changes from C3 dwellinghouse to C4 Houses in Multiple Occupation.

REASON: To manage the balance of sustainable communities in accordance with Policy SC0 of the Warwick District Local Plan (2011-2029).

DESIGN

9. Site Wide Masterplan to be Submitted (Pre-Commencement)

Notwithstanding details contained within the approved documents, prior to the submission of reserved matters application for any phase of the development hereby approved, a Site Wide Masterplan to include;

a) Illustrative details of how the proposed layout of development has been designed with due regard to the surrounding urban and rural context;
b) Land use plan and character areas (including densities and building heights);
c) Movement corridors within the site (including principal roads, public transport corridors, footpaths, cycleways and green corridors) and demonstrating how these relate to existing movement networks in the wider area;
d) Key infrastructure (including SUDs, significant utility provision, schools, district/local centres);
e) Landscape corridors and open space network;
f) Structural planting landscape areas;
g) A phasing plan including triggers for delivery of key elements of supporting infrastructure; and
h) A statement establishing how the development proposals accord with the principles set out in the Site Wide Design Code.

Shall be submitted to and approved in writing by the Local Planning Authority. The Site Wide Masterplan shall be used in the assessment of future applications unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of good urban design and a comprehensively planned development in accordance with NPPF and Policies DS7, DS15, BE2 of the Warwick District Local Plan 2011-2029.

10. Phase Wide Masterplan to be Submitted (Pre-Commencement of a Phase)

Notwithstanding details contained within the approved documents, prior to the submission of any reserved matters application for each phase of the development hereby approved, a Phase Wide Masterplan to include (where not already provided);

a) Illustrative details of how the proposed layout of development has been designed with due regard to the surrounding urban and rural context;
b) Land form topography as existing and proposed;
c) Land use plan and character areas (including densities and building heights);
d) Movement corridors within the phase (including principal roads, public transport corridors, footpaths, cycleways and green corridors) and demonstrating how these relate to existing movement networks in the wider area;
e) Key infrastructure (including SUDs, significant utility provision, schools, district/local centres);
f) Landscape corridors and open space network;

g) Public open space;
h) Structural planting landscape areas;
i) Street lighting arrangements and any other lighting to public space;
j) A phasing plan including triggers for delivery of key elements of supporting infrastructure; and
k) A statement establishing how the development proposals accord with the principles set out in the Site Wide Design Code.

Shall be submitted to and approved in writing by the Local Planning Authority. The Phase Wide Masterplan shall be used in the assessment of future applications unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of good urban design and a comprehensively planned development in accordance with NPPF and Policies DS7, DS15, BE2 of the Warwick District Local Plan 2011-2029.

11. Site Wide Design Code to be Submitted (Pre-Commencement)

Notwithstanding details contained within the approved documents, prior to the submission of reserved matters application for each phase of the development hereby approved, a Site Wide Design Code to include;

a) Hierarchy of streets/routes/sections (including the extent of adoptable highways and associated areas);
b) Development blocks including built form and massing and relationship with adjoining development areas/blocks including areas of transition between development parcels (including the relationship between built form and adjoining open space);
c) Sustainable Urban Drainage features;
d) Key spaces, open spaces and green features;
e) Architectural language and detailing;
f) A scheme of strategic landscaping (including site sections, site visuals, site levels, structural landscaping and hedgerow retention)
g) Design principles for street tree planting and other structural planting landscaping areas;
h) Design principles on hard and soft landscaping treatments (including surfacing materials for all public realm) and proposals for their long-term management;
i) Design principles on waste disposal and recycling;
j) The principles shall include a regulating plan on an ordnance survey base at a scale no greater than 1:1250;
k) A mechanism for periodic review and refinement if necessary, of the approved Design Code

Shall be submitted to and approved in writing by the Local Planning Authority. The Site Wide Design Code shall be used in the assessment of future applications unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of good urban design and a comprehensively planned development in accordance with NPPF and Policies DS7, DS15, BE2 of the Warwick District Local Plan 2011-2029.

12. Phase Wide Design Code to be Submitted (Pre-Commencement of each phase)

Notwithstanding details contained within the approved documents, prior to the submission of reserved matters application for each phase of the development hereby approved, a Phase Wide Design Code to include (where not already provided);

a) Hierarchy of streets/routes/sections (including the extent of adoptable highways and associated areas);
b) Development blocks including built form and massing and relationship with adjoining development areas/blocks including areas of transition between development parcels (including the relationship between built form and adjoining open space);
c) Building types;
d) Building heights;
e) The means to accommodate the parking of vehicles and cycles;
f) Sustainable Urban Drainage features;
g) Key spaces, open spaces and green features;
h) Architectural language and detailing;
i) A scheme of strategic landscaping (including site sections, site visuals, site levels, structural landscaping and hedgerow retention)
j) Design principles for street tree planting and other structural planting landscaping areas;
k) Design principles on hard and soft landscaping treatments (including surfacing materials for all public realm) and proposals for their long-term management;
l) Design principles on waste disposal and recycling;
m) Design principles on the colour and texture of external materials and facing finishes for roofing and walls of buildings and structures;
n) Design principles for street lighting and any other lighting to public space (including parking areas);
o) The principles shall include a regulating plan on an ordnance survey base at a scale no greater than 1:1250;
p) A mechanism for periodic review and refinement if necessary, of the approved Design Code

Shall be submitted to and approved in writing by the Local Planning Authority. The Phase Wide Design Code shall be used in the assessment of future applications unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of good urban design and a comprehensively planned development in accordance with NPPF and Policies DS7, DS15, BE2 of the Warwick District Local Plan 2011-2029.

13. Landscaping Standards (Compliance)

Notwithstanding details contained within the approved documents, the landscaping scheme(s) approved under any subsequent reserved matters application(s) shall be;

a) Carried out in accordance with the approved details in the first planting and seeding seasons following the first occupation;
b) 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 the same size and species as that originally planted;

c) 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 and to protect and enhance the amenities of the area, in accordance with Policies BE1 and NE4 of the Warwick District Local Plan 2011-2029.

14. Details of BREEAM Rating (or equivalent) to be Submitted

Notwithstanding details contained within the approved documents, prior to construction on the site for the District Centre, details of a pre-assessment and design stage assessment by an accredited BREEAM assessor demonstrating;

a) How the development will be designed and constructed to achieve as a minimum BREEAM standard 'very good' (or any future national equivalent)
b) That the development achieves as a minimum BREEAM standard 'very good' (or any future national equivalent)

Shall be submitted to and approved in writing by the Local Planning Authority to discharge (a).

The development shall not be occupied unless and until a completion stage assessment by an accredited BREEAM assessor demonstrating that the development achieves as a minimum BREEAM standard 'very good' (or any future national equivalent) has been submitted to and approved in writing by the Local Planning Authority to discharge (b).

Should the BREEAM standard not be used as the performance measure, then the applicant shall appoint a suitably qualified professional for the assessment.

REASON: To deliver reductions in carbon dioxide emissions, building running costs, energy consumption and water use in accordance with the provisions of Policy CC3 in the Warwick District Local Plan (2011-2029).

15. Details of Water Consumption to be Submitted

Notwithstanding details contained within the approved documents, prior to construction of the development within its relevant phase. A scheme showing;

a) How a water efficiency standard of 110 litres per person per day based on an assumed occupancy rate of 2.4 people per household (or higher where appropriate) will be achieved.

Shall be submitted to and approved in writing by the Local Planning Authority. No dwelling/ unit shall be first occupied until the works within the approved

scheme have been completed for that particular dwelling / unit in strict accordance with the approved details and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications.

REASON: To ensure the creation of well-designed and sustainable buildings and to satisfy the requirements of Policy FW3 of the Warwick District Local Plan (2011-2029)

16. Details of Energy Hierarchy to be Submitted

Notwithstanding details contained within the approved documents, prior to commencement of development within its relevant phase. A scheme based on the following energy hierarchy;

1) Reducing the need for energy;
2) Energy efficiency;
3) Maximising the potential for energy from decentralised, low carbon and renewable energy sources, including community-led initiatives; and
4) Efficiently using fossil fuels from clean technologies

To include;

a) Proposed methods of heating/cooling;
b) Details of the infrastructure to incorporate the measures;
c) Details of management/ownership; and
d) Program of delivery.

Shall be submitted to and approved in writing by the Local Planning Authority. No dwelling/ unit shall be first occupied until the works within the approved scheme have been completed for that particular dwelling / unit in strict accordance with the approved details and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications.

No further development phases shall be inhibited from shared heating/cooling systems unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the creation of well-designed and sustainable buildings and to satisfy the requirements of the National Design Guide (2019)

17. Sustainability Statement to be Submitted

Notwithstanding details contained within the approved documents, prior to construction of each phase of development. A Sustainability Statement to include;

a) How the development will reduce carbon emissions and utilise renewable energy;
b) Address overheating issues;

c) How proposals will de-carbonise major development;
d) Details of the building envelope (including U/R values and air tightness);
e) How the proposed materials respond in terms of embodied carbon;
f) Address air quality issues; and
g) Program of delivery

Shall be submitted to and approved in writing by the Local Planning Authority. The development phase shall subsequently be implemented in accordance with the approved details and retained thereafter.

REASON: To ensure the creation of well-designed and sustainable buildings and in accordance with Policy CC3 of the Warwick District Local Plan (2011-2029) and National Design Guidance.

18. Scheme of Open Space to be Submitted

Notwithstanding details contained within the approved documents, prior to commencement of development under each reserved matters consent, a scheme of open space for that reserved matters consent to include details of;

a) How mixed open space facilities will be incorporated into the development
b) Informal open space;
c) Appropriate children's play facilities;
d) Outdoor sport facilities
e) Allotment gardens;
f) Management arrangements; and
g) Program of delivery

Shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and retained thereafter.

REASON: To ensure appropriate open space and recreational facilities are provided to serve the development in accordance with Policy HS4 of the Warwick District Local Plan 2011-2029.

HISTORIC ENVIRONMENT

19. Details of Archaeological Evaluation to be Submitted

Notwithstanding details contained within the approved documents, prior to the submission of any Reserved Matters applications for any phase of the development hereby permitted:

a) a programme of archaeological evaluation shall be undertaken in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the local planning authority. A report detailing the results of this fieldwork is to be submitted to the Local Planning Authority prior to, or concurrently with, the Reserved Matters submission;
b) An Archaeological Mitigation Strategy document shall be submitted to the

Local Planning Authority. This should detail a strategy to mitigate the archaeological impact of the proposed development. Dependent upon the results of the trial trenching, this may include further archaeological fieldwork and/or the preservation in situ of any archaeological deposits of national importance.

Unless otherwise agreed in writing with the Local Planning Authority, no development shall take place in any development phase until the Archaeological Mitigation Strategy document for that development phase has been approved in writing by the Local Planning Authority and any fieldwork detailed in the approved Archaeological Mitigation Strategy document has been completed to the satisfaction of the Local Planning Authority. The post- excavation analysis, publication of results and archive deposition shall be undertaken in accordance with the approved Mitigation Strategy document.

REASON: In order to ensure any remains of archaeological importance, which help to increase our understanding of the Districts historical development are recorded, preserved and protected were applicable, before development commences in accordance with Policy HE4 of the Warwick District Local Plan 2011-2029.

20. Details of the SAM Landscape Management to be Submitted

Notwithstanding the details contained within the approved documents, prior to the commencement of any development within land at the 'Deserted Medieval Village located to the east of the site adjacent Kings Hill Lane' SAM, a Landscape Management Plan to include;

a) Proposed path surfaces and routes;
b) Details of street furniture;
c) Information/interpretation panels;
d) Planting; and
e) Management of the SAM

shall be submitted to and approved in writing by the Local Planning Authority. The approved landscape management plan shall be implemented in full thereafter. Any subsequent transfer of ownership/management shall maintain the approved scheme of landscape management unless otherwise agreed in writing by the Local Planning Authority.

REASON: To manage the future harm and public benefit of the Scheduled Ancient Monument in accordance with Policy HE1 of the Warwick District Local Plan 2011-2029.

AMENITY

21. Details of Noise Mitigation to be Submitted (Pre-Commencement)

Notwithstanding details contained within the approved documents, prior to the submission of any Reserved Matters applications for any phase of the

development hereby permitted, a noise mitigation scheme to include;

a) Detailed arrangements to protect residents of the development from noise arising from the activities at Finham Park School and the Alvis Sports and Social Club entering habitable rooms together with the provision of quiet garden areas shielded from noise; and
b) Program of delivery

Shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and retained thereafter.

REASON: To protect residents of the development from the adverse effects of traffic noise from outside the development in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029.

22. Details of Flood Light Mitigation to be Submitted (Pre-Commencement)

Notwithstanding details contained within the approved documents, prior to the submission of each Reserved Matters applications for any phase of the development hereby permitted within a 100m radius of Alvis Sports Club or other sports provision, a lighting assessment for;

a) Flood lights at Alvis Sports and Social Club;
b) A scheme of mitigation for the layout and orientation of residential dwellings; and
c) Program of delivery

Shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved details.

REASON: To ensure appropriate levels of amenity for residents of the development and to protect them from potential adverse effects of luminance levels from outside the development in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029.

23. Low Emission Strategy to be Submitted (Pre-Commencement)

Notwithstanding details contained within the approved documents, prior to the submission of any Reserved Matters applications for any phase of the development hereby permitted, a Low Emission Strategy for that phase to include;

a) Proposed mitigation measures; and
b) Program of delivery.

Shall be submitted to and approved in writing by the Local Planning Authority. The Low Emission Strategy shall thereafter be in accordance with the approved details.

REASON: To ensure mitigation against air quality impacts associated with the proposed development, in accordance with Policy NE5 of the Warwick District Local Plan 2011-2029 and the aims and objectives of national guidance within the NPPF.

NATURAL ENVIRONMENT

24. Ground Investigations and Mitigation to be Submitted (Pre-Commencement)

Notwithstanding details contained within the approved documents, prior to the commencement of development under each Reserved Matters Consent, ground investigations to include;

a) A site investigation has been designed for that phase using the information obtained from the desk-top study and any diagrammatical representations (conceptual model). This should be submitted to and approved in writing by the planning authority prior to that investigation being carried out. The investigation must be comprehensive enough to enable:
    - A risk assessment to be undertaken relating to human health
    - A risk assessment to be undertaken relating to groundwater and surface waters associated on and off site that may be affected
    - An appropriate gas risk assessment to be undertaken
    - Refinement of the conceptual model
    - The development of a method statement detailing the remediation requirements
b) The site investigation has been undertaken in accordance with details approved by the planning authority and a risk assessment has been undertaken;
c) A method statement detailing the remediation requirements, including measures to minimise the impact on ground and surface waters using the information obtained from the site investigation, has been submitted to the planning authority. The method statement shall include details of how the remediation works will be validated upon completion; and
d) Program of delivery (if applicable)

Shall be submitted to and approved in writing by the Local Planning Authority. Any remediation shall thereafter be carried out in accordance with the approved details.

REASON: To safeguard health, safety and the environment in accordance with Policies BE3 and NE5 of the Warwick District Local Plan 2011-2029.

25. Contamination not Previously Discovered (Compliance)

Notwithstanding details contained within the approved documents, if during development, contamination not previously identified, is found to be present at the site;

a) No further development shall take place within that area of Reserved

Matters Consent (unless otherwise agreed in writing with the planning authority for an addendum to the method statement);
b) This addendum to the method statement must detail how this contamination shall be dealt with; and
c) Program of delivery (if applicable)

Shall be submitted to and approved in writing by the Local Planning Authority. Any remediation shall thereafter be carried out in accordance with the approved details.

REASON: To safeguard health, safety and the environment in accordance with Policies BE3 and NE5 of the Warwick District Local Plan 2011-2029.

26. Verification of Remediation to be Submitted

Notwithstanding details contained within the approved documents, in the event that any phase of future development requires land remediation agreed through an approved method statement;

a) Upon completion of the remediation a report shall be submitted to the planning authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved method statement; and
b) A post remediation sampling and monitoring which shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

Shall be submitted to and approved in writing by the Local Planning Authority. Any mitigating/monitoring works shall be carried out in accordance with the approved details.

REASON: To safeguard health, safety and the environment in accordance with Policies BE3 and NE5 of the Warwick District Local Plan 2011-2029.

27. Construction Method Statement to be Submitted (pre-construction)

Notwithstanding details contained within the approved documents, prior to commencement of development under any Reserved Matters Consent, a Construction Method Statement to include;

a) Any temporary measures required to manage traffic during construction;
b) Plans and details of haul roads within the site and for the turning and unloading and loading of vehicles within the site during construction;
c) Dust management and suppression measures – level of mitigation determined using IAQM guidance;
d) Wheel washing;
e) 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;
f) Concrete crusher if required or alternative procedure;
g) Delivery times and site working hours;
h) Site lighting;
i) Access and protection arrangements around the site for pedestrians, cyclists and other road users;
j) Restrictions on burning and details of all temporary contractors' buildings;
k) Plant and storage of materials associated with the development process;
l) External safety and information signing notices;
m) Complaints procedures, including complaints response procedures and dedicated points of contact; and
n) Best practicable means shall be employed at all times to control noise and dust on the site including:
    - Work which is likely to give rise to noise nuisance be restricted to the following hours: Mon-Fri 7.30 am - 5 pm, Sat 7.30 am - 1pm. No working Sundays or Bank Holidays.
    - Delivery vehicles should not be allowed to arrive on site before 8 am or after 4.30 pm Mon – Fri, 8 am - 1 pm Sat and not on Sundays or Bank Holidays.

Shall be submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period.

REASON: In the interests of highway safety and the amenities of the occupiers of nearby properties, the free flow of traffic and the visual amenities of the locality in accordance with Policies BE3, TR1, TR3 and NE5 of the Warwick District Local Plan 2011-2029.

28. Details of Electrical Charge Points to be Submitted

Notwithstanding details contained within the approved documents, prior to commencement to each Reserved Matters for residential development, a scheme of electrical charge points to include;

a) Specification and location of charge points;
b) Measures to safeguard the future installation of charge points; and
c) Program of delivery.

Shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved.

REASON: In the interests of decarbonising private transportation in accordance with Policy CC1 of the Warwick District Local Plan 2011-2029 and the Air Quality Supplementary Planning Document 2019.

LANDSCAPING & OPEN SPACE

29. Scheme of Tree & Hedgerow Protection to be Submitted (Pre-Commencement)

Notwithstanding details contained within the approved documents, prior to commencement of development under any Reserved Matters Consent that includes the operation of heavy equipment, machinery or materials being brought onto the site for any phase of development hereby approved, a scheme of tree and hedgerow protection to include details of;

a) The protection of all existing trees and hedges to be retained on site
b) The erection of stout protective fencing and be in accordance with British Standard BS5837:2012, Trees in Relation to design, demolition and construction

Nothing shall be stored or placed in those areas fenced in accordance with this condition and nor shall the ground levels be altered or any excavation take place without the prior consent in writing of the District Planning Authority.

Shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and kept in place until all parts of the development have been completed and all equipment, machinery and surplus materials have been removed.

REASON: To protect trees and other features on site during construction in accordance with Policies BE1 and NE4 of the Warwick District Local Plan 2011-2029.

30. Strategic Landscaping Scheme to be Submitted (Pre-Commencement)

Notwithstanding details contained within the approved documents, prior to submission of each Reserved Matters application for each phase of development, a scheme of strategic landscaping to include;

a) Site sections;
b) Site visuals;
c) Site levels;
d) Structural landscaping; and
e) Hedgerow retention

Shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be adhered to through the future submission of Reserved Matters application.

REASON: To manage the landscape character impacts of the proposal in accordance with Policy NE4 of the Warwick District Local Plan 2011-2019.

ECOLOGY

31. Ecological and Landscaping Scheme to be Submitted (Pre-Commencement)

Notwithstanding details contained within the approved documents, prior to commencement of development under each reserved matters consent a

combined ecological and landscaping scheme to include details of;

a) Accordance with the principle Biodiversity Impact Assessment;
b) Landscaping including a river corridor strategy (if applicable);
c) Any lake/pond creation;
d) Retention of the Veteran Trees and species rich hedgerows; and
e) Program of delivery

Shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and retained thereafter.

REASON: In accordance with NPPF, ODPM Circular 2005/06 and Policy NE2 of the Warwick District Local Plan 2011-2029.

32. Landscape and Ecological Management Plan to be Submitted (Pre-Commencement)

Notwithstanding details contained within the approved documents, prior to commencement of development under each reserved matters consent, a Landscape and Ecological Management Plan for that reserved matters consent to include details of;

a) Accordance with the principle Biodiversity Impact Assessment;
b) Planting and maintenance of all new planting;
c) Species used and sourcing of plants;
d) Invasive plant species eradication and biosecurity for invasive plant species;
e) Habitat enhancement/creation measures and management, such as native species planting, wildflower grassland creation, woodland and hedgerow creation/enhancement;
f) Provision of habitat for protected and notable species (including location, number and type of bat and bird boxes, location of log piles, hedgehog shelters and passes); and
g) Program of delivery

Shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and retained thereafter.

REASON: To ensure a net biodiversity gain in accordance with Policy NE3 of the Warwick District Local Plan 2011-2029 and the NPPF.

33. Scheme of Protection for the Ancient Woodland/Local Wildlife Site to be Submitted (Pre-Commencement)

Notwithstanding details contained within the approved documents, prior to commencement of development under any reserved matters consent which has an uninterrupted site boundary that adjoins an Ancient Woodland, a scheme of protection for any ancient woodland or local wildlife site within the vicinity of the development to include details of;

a) A barrier, such as a wire fence, which should be erected before works start and remain in place for the duration of the construction works. This fenced area should include a buffer zone of at least 50 metres between the development and the boundary of the local wildlife site. It is important NOT to allow access, or storage of materials within this buffer zone, otherwise soil compaction is likely to occur, with subsequent damage to the ground flora;
b) Mitigation measures in the event of damage; and
c) Program of delivery.

Shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and retained thereafter.

REASON: To ensure the protection of important habitats during development in accordance with Policy NE2 of the Warwick District Local Plan 2011-2029.

34. Bats & Lighting Mitigation Scheme to be Submitted (Pre-Commencement)

Notwithstanding details contained within the approved documents, prior to commencement of development under any reserved matters consent, a Bats and Lighting Mitigation Scheme to include;

a) Land parcel mitigation plan;
b) Site-wide integration measures; and
c) Program of delivery

Shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and retained thereafter.

The Local Planning Authority expects lighting to be restricted along Finham Brook corridor and all around the development especially to the north west where it will be located at least 50 metres from Wainbody Ancient Woodland, and to be kept to a minimum at night across the whole site and include dark areas where appropriate and around the Ancient Woodland and Finham Brook in order to minimise impact on emerging and foraging bats. This can include measures such as;

- Narrow spectrum lighting should be used to avoid the blue-white wavelengths
- Lighting should be directed away from vegetated areas
- Lighting should be shielded to avoid spillage onto vegetated areas
- The brightness of lights should be as low as legally possible;
- Lighting should be timed to provide some dark periods;
- Connections to areas important for foraging should contain unlit stretches

REASON: In accordance with the NPPF and Policies BE1 and NE2 of the Warwick District Local Plan 2011-2029.

35. Bat Survey to be Submitted (Pre-Commencement)

Notwithstanding details contained within the approved documents, prior to commencement of development under each Reserved Matters consent, a further bat survey to include;

a) Survey of the medium and low potential trees, to include appropriate activity surveys in accordance with BCT Bat Surveys – Good Practice Guidelines;
b) A detailed mitigation plan including a schedule of works and timings;
c) Where applications are within 100m T143 a full detailed survey shall be conducted; and
d) Program of delivery.

Shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and retained thereafter.

REASON: To ensure that protected species are not harmed by the development in accordance with Policy NE2 of the Warwick District Local Plan 2011-2029.

36. Construction & Ecological Management Plan to be Submitted (Pre-Commencement)

Notwithstanding details contained within the approved documents, prior to commencement of development under each Reserved Matters consent, a Construction and Ecological Management Plan (CEMP) to include;

a) Details concerning pre-commencement checks for badger, bats, breeding birds, great crested newts, reptiles and otters;
b) Great crested newt mitigation plan;
c) A reptile mitigation plan;
d) Bat mitigation plan including a method statement if required for tree felling;
e) Otter mitigation;
f) Badger mitigation plan;
g) Appropriate working practices and safeguards for wildlife that are to be employed whilst works are taking place on site; and
h) Program of delivery.

Shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

REASON: To ensure that protected species are not harmed by the development in accordance with Policy NE2 of the Warwick District Local Plan 2011-2029.

37. Scheme of Protection for Finham Brook to be Submitted (Pre-

Commencement)

Notwithstanding details contained within the approved documents, prior to commencement of development under any reserved matters consent, a scheme for the provision and management is required to be agreed to protect a 5-metre-wide buffer zone within the application site's side of the Finham Brook Tributary and an 8-metre-wide buffer zone on the application site's side of the Finham Brook. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping; and could form a vital part of green infrastructure provision. The scheme shall include:

a) Plans showing the extent and layout of the buffer zone;
b) Details of any proposed planting scheme (for example, native species);
c) Details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan;
d) Details of any proposed footpaths, fencing, lighting; and
e) Program of delivery.

Shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and retained thereafter.

REASON: Development that encroaches on watercourses has a potentially severe impact on their ecological value, e.g. artificial lighting disrupts the natural diurnal rhythms of a range of wildlife using and inhabiting the river and its corridor habitat. Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected in accordance with Policies NE1 and NE2 of the Warwick District Local Plan 2011-2029.

38. Scheme of Great Crested-Newt Mitigation to be Submitted (Pre-Commencement)

Notwithstanding details contained within the approved documents, prior to commencement of development under each reserved matters consent, a scheme of schedule of great crested-newt mitigation measures to include;

a) A method statement;
b) Timing of works;
c) Protection measures;
d) Enhancement details;
e) Monitoring;
f) Further survey if deemed necessary); and
g) Program of delivery.

Shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

REASON: To ensure that protected species are not harmed by the development in accordance with Policy NE2 of the Warwick District Local Plan 2011-2029.

39. Scheme of Reptile Mitigation to be Submitted (Pre-Commencement)

Notwithstanding details contained within the approved documents, prior to commencement of development under each reserved matters consent, a scheme of schedule of great crested-newt mitigation measures to include;

a) A method statement for translocation;
b) Timing of works;
c) Protection measures;
d) Enhancement details;
e) Monitoring;
f) Further survey if deemed necessary); and
g) Program of delivery.

Shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

REASON: To ensure that protected species are not harmed by the development in accordance with Policy NE2 of the Warwick District Local Plan 2011-2029.

HIGHWAYS

40. Construction Management Plan to be Submitted (Pre-Commencement)

Notwithstanding details contained within the approved documents, prior to the commencement of development under each Reserved Matters applications hereby permitted, a Construction Management Plan to include;

a) Construction Phasing Plan;
b) Details and measures to prevent mud, debris and obstacles on the highway network;
c) HGV Routing Plan, with no construction traffic heading west along Stoneleigh Road past Woodfield Primary school, nor travel north west past Finham Primary School in the interests of highway safety;
d) Identify the location of the site compound, deliveries and serving area, HGV holding area, and car parking provision for contractors within the development site; and
e) A Communication Strategy with the Local Community with a point of contact for residents to raise matters with.

Shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and retained thereafter.

REASON: In the interests of highway safety and the amenities of the occupiers of nearby properties, the free flow of traffic and the visual amenities of the locality in accordance with Policies BE3, TR1 and NE5 of the Warwick District Local Plan 2011-2029.

41. Highway Restrictions During Construction (Compliance)

Notwithstanding details contained within the approved documents, the following restrictions relating to the road network shall be observed through the construction phase of the development;

a) No HGV movements during the construction phase will take place Monday to Friday during the time periods 07:30 – 09:15 and 16:30 – 18:00, to ensure that HGV movements are limited during the peak travel periods.
b) No construction traffic will wait on the adopted Highway managed or maintained by Warwickshire County Council or Coventry City Council in the interests of highway safety.

Shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and retained thereafter.

REASON: In the interests of highway safety and the amenities of the occupiers of nearby properties, the free flow of traffic and the visual amenities of the locality in accordance with Policies BE3, TR1 and NE5 of the Warwick District Local Plan 2011-2029.

42. Details of Protected Walking & Cycling Routes to be Submitted

Notwithstanding details contained within the approved documents, prior to the commencement of development of each Reserved Matters applications hereby permitted, scheme of protected routes to include;

a) Identified walking and cycling routes between the northern and southern development parcels during the construction phase,
b) Relevant development required to implement protected routes;
c) Program of delivery.

Shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and retained thereafter.

REASON: in order to provide and maintain access to the new primary school within the development site. In order to prevent additional vehicular traffic and promote sustainable modes of transport in accordance with Policies BE3 and TR1 of the Warwick District Local Plan 2011-2029.

43. Details of Access to Phase 1A (S) to be Submitted (Stage 1)

Notwithstanding details contained within the approved documents, prior to occupation of dwellings within the area denoted under 'PHASE 1A (S)' (Stoneleigh Road Access) of drawing number L.0384_39 site access details to include;

a) Detailed access proposal; and
b) Program of delivery

Shall be submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be carried out in accordance with the approved details as evidenced by the issuing of a Certificate of Substantial Completion by the relevant Highway Authority.

REASON: In the interests of highway safety in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

44. Details of Access to Phase 1A (S) to be Submitted (Stage 2)

Notwithstanding details contained within the approved documents, dwellings within the area denoted under 'PHASE 1A (S)' (Stoneleigh Road Access) of drawing number L.0384_39, no more than 100 dwellings shall be occupied until site access details to include;

a) The second phase (signalisation) site access arrangements from the Stoneleigh Road; and
b) Program of delivery

Shall be submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be carried out in accordance with the approved details. No more than 300 dwellings shall be occupied on any part of 'PHASE 1A (S)' until the approved highway access works have been completed as evidenced by the issuing of a Certificate of Substantial Completion by the relevant Highway Authority.

REASON: In the interests of highway safety in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

45. Details of Access to Phase 1A (N) to be Submitted

Notwithstanding details contained within the approved documents, prior to occupation of dwellings within the area denoted under 'PHASE 1A (N)' (St. Martins Road Access) of drawing number L.0384_39 site access details to include;

a) Detailed access proposal; and
b) Program of delivery

Shall be submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be carried out in accordance with the approved

details as evidenced by the issuing of a Certificate of Substantial Completion by the relevant Highway Authority.

REASON: In the interests of highway safety in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

46. Details of Bus Gate/Emergency Access to Phase 1A (N) to be Submitted

Notwithstanding details contained within the approved documents, prior to occupation of dwellings within the area denoted under 'PHASE 1A (N)' (St. Martins Road Access) of drawing number L.0384_39 access details to include;

a) Detailed bus gate and emergency access onto Green Lane; and
b) Program of delivery

Shall be submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be carried out in accordance with the approved details as evidenced by the issuing of a Certificate of Substantial Completion by the relevant Highway Authority.

REASON: In the interests of highway safety in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

47. Details of Spine Road to be Submitted

Notwithstanding details contained within the approved documents, no more than 400 of the dwellings hereby permitted shall be occupied across the development site until the detailed design and technical drawings for the Link Road between St Martins Road and Stoneleigh Road (the Spine Road) to be designed to;

a) Carriageway width of 7.3 metres;
b) With 2 metre verges;
c) 3 metre footway / cycleways either side of the carriageway

Shall be submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be carried out in accordance with the approved details.

REASON: In order to provide and maintain access to the new primary school within the development site. In order to prevent additional vehicular traffic and promote sustainable modes of transport in accordance with Policies BE3 and TR1 of the Warwick District Local Plan 2011-2029.

48. Development Restriction for Spine Road Completion (Compliance)

Notwithstanding details contained within the approved documents, no more than 700 of the dwellings hereby permitted shall be occupied across the development site until the Spine Road detailed within the condition titled

'Details of Spine Road to be Submitted' has been implemented in accordance with the approved details as evidenced by the issuing of a Certificate of Substantial Completion by the relevant Highway Authority.

REASON: In order to prevent additional vehicular traffic and promote sustainable modes of transport in accordance with Policies BE3 and TR1 of the Warwick District Local Plan 2011-2029.

49. Development Restriction for Any Dwelling Occupation (Compliance)

Notwithstanding details contained within the approved documents, no dwelling shall be occupied until such time that a scheme of improvement comprising of either;

a) Signalisation of the A46/Stoneleigh Junction; or
b) A46 Stoneleigh Junction Scheme; or
c) An equivalent scheme of highway improvement

Has become operational unless otherwise agreed in writing by the Local Planning Authority. In the event that a scheme of highway mitigation is implemented at the A46 Stoneleigh junction, this condition will not be considered relevant.

REASON: In the interests of highway safety in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

50. Development Restriction for Operation of Stoneleigh Junction (Compliance)

Notwithstanding details contained within the approved documents, no more than 700 dwellings shall be occupied until such time that;

a) Warwickshire County Council's A46 Stoneleigh Junction Scheme; or
b) An equivalent scheme of highway improvement

Has become operational unless otherwise agreed in writing by the Local Planning Authority. In the event that an agreed scheme of highway mitigation is implemented at the A46 Stoneleigh junction, this condition will not be considered relevant.

REASON: In the interests of highway safety in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

51. Mitigation at the B4115/Birmingham Road/Stoneleigh Road to be Submitted

Notwithstanding details contained within the approved documents, prior to occupation of dwellings within the area denoted under 'PHASE 1A (S)' (Stoneleigh Road Access) of drawing number L.0384_39 details of the mitigation to include;

a) A scheme at the B4115 / Birmingham Road / Stoneleigh Road offset crossroads junction;
b) Program of delivery

Shall be submitted to and approved in writing by the Local Planning Authority. The mitigation scheme shall thereafter be carried out in accordance with the approved details as evidenced by the issuing of a Certificate of Substantial Completion by the relevant Highway Authority.

REASON: In the interests of highway safety in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

52. Mitigation at the B4113 St Martins Road / B4115 Priority Junction to be Submitted

Notwithstanding details contained within the approved documents, prior to occupation of dwellings within the area denoted under 'PHASE 1A (N)' (St. Martins Road Access) of drawing number L.0384_39 details of the mitigation to include;

a) A scheme at the B4113 St Martins Road / B4115 priority junction;
b) Program of delivery

Shall be submitted to and approved in writing by the Local Planning Authority. The mitigation scheme shall thereafter be carried out in accordance with the approved details as evidenced by the issuing of a Certificate of Substantial Completion by the relevant Highway Authority.

REASON: In the interests of highway safety in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

53. Details of Bus Infrastructure to be Submitted (Pre-Commencement)

Notwithstanding details contained within the approved documents, prior to commencement of development under each reserved matters consent, a scheme of bus infrastructure to include;

a) Detailed plans for the location of bus infrastructure;
b) The design of any bus shelters;
c) Program of delivery.

Shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and retained thereafter.

REASON: In order to prevent additional vehicular traffic and promote sustainable modes of transport in accordance with Policies BE3 and TR1 of the Warwick District Local Plan 2011-2029.

54. Interim Transport Assessment to be Submitted

Notwithstanding details contained within the approved documents, in the event that an interim scheme of signalisation at the A46 Stoneleigh Junction has been implemented, prior to the occupation of the 701st dwelling, an interim transport assessment to include;

a) Investigation of highway capacity for the remaining 1800 dwellings;
b) Details of highway mitigation if required; and
c) Program of delivery.

Shall be submitted to and approved in writing by the Local Planning Authority. The mitigation scheme (if applicable) shall thereafter be carried out in accordance with the approved details as evidenced by the issuing of a Certificate of Substantial Completion by the relevant Highway Authority.

The requirement of this condition shall only be applicable if the interim scheme at the A46 Stoneleigh Junction is implemented.

REASON: In the interests of highway safety in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

55. Safeguarded Transport Route Details to be Submitted

Notwithstanding details contained within the approved documents, prior to occupation of the 701st dwelling a safeguarded route for a dedicated transport method to include;

a) Alignment of the route;
b) Utility presence within the proposed route;
c) Details of landscaping and drainage;
d) Details of management/ownership; and
e) Program of delivery

Shall be submitted to and approved in writing by the Local Planning Authority. The approved route shall be retained free of development to an agreed timescale with the highway authority to allow for the integration of a future mode of transport.

REASON: In order to prevent additional vehicular traffic and promote sustainable modes of transport in accordance with Policies BE3 and TR1 of the Warwick District Local Plan 2011-2029.

56. Interim Development Restriction for Phase 1A (N) (Compliance)

Notwithstanding details contained within the approved documents, dwellings within the area denoted under 'PHASE 1A (N)' (St. Martins Road Access) of drawing number L.0384_39, no more than 200 dwellings within PHASE 1A (N) shall be occupied until a secondary emergency access / bus gate onto Green

Lane has become operational unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of highway safety in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

57. Development Restriction for Phase 1A (N) (Compliance)

Notwithstanding details contained within the approved documents, dwellings within the area denoted under 'PHASE 1A (N)' (St. Martins Road Access) of drawing number L.0384_39 shall be limited to no more than 300 dwellings shall be occupied in total until such time that the spine road linking the access at Stoneleigh Road to the vehicular access at Green Lane is operational unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of highway safety in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

58. Development Restriction for Phase 1A (S) (Compliance)

Notwithstanding details contained within the approved documents, dwellings within the area denoted under 'PHASE 1A (S)' (Stoneleigh Road Access) of drawing number L.0384_39 shall be limited to no more than 400 dwellings shall be occupied in total until such time that the spine road linking the access at Stoneleigh Road to the vehicular access at Green Lane is operational unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of highway safety in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

59. A Scheme of Highway Improvements to be Submitted

Notwithstanding details contained within the approved documents, no more than 400 dwellings shall be occupied within the area denoted under 'PHASE 1A (N)' (St. Martins Road Access) of drawing number L.0384_39 until a programme of highway improvements to include;

a) a programme defining trigger points for the implementation and completion of highway schemes at A46 Stoneleigh Junction and A45/A46 Stivichall Interchange;
b) Assessment of the improvement scheme Stivichall Interchange associated with the Whitley South development (Drawing Reference: 15-0752 0100-101 Rev E);
c) Scheme of highway improvements including further schemes identified for the Stivichall Interchange; and
d) Program of delivery

Shall be submitted to and approved in writing by the Local Planning Authority. The program shall be implemented in accordance with the approved details.

REASON: In the interests of highway safety in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

60. Residential Travel Plan to be Submitted

Notwithstanding details contained within the approved documents, prior to the 1st occupation of any dwelling within each Reserved Matters application that includes residential development, a detailed Travel Plan to include;

a) Measures to reduce single occupancy car trips to/from the site;
b) Encourage modal shift; and
c) Program of delivery.

Shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented in accordance with the approved details.

REASON: In order to prevent additional vehicular traffic and promote sustainable modes of transport in accordance with Policies BE3 and TR1 of the Warwick District Local Plan 2011-2029.

61. Non-residential Travel Plan to be Submitted

Notwithstanding details contained within the approved documents, prior to occupation of the District Centre, any Employment Uses or Educational Facilities under any reserved matters consent, a detailed Travel Plan to include;

a) Measures to reduce single occupancy car trips to/from the site;
b) Encourage modal shift; and
c) Program of delivery.

Shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented

REASON: In order to prevent additional vehicular traffic and promote sustainable modes of transport in accordance with Policies BE3 and TR1 of the Warwick District Local Plan 2011-2029.

RAILWAY

62. Risk Assessment & Method Statement to be Submitted (Pre-Commencement)

Notwithstanding details contained within the approved documents, prior to commencement of any phase of development hereby approved that would involve development within 10m of the operational railway. A Risk Assessment and Method Statement to include;

a) Details of a suitable trespass proof steel palisade fence of a minimum height of 1.8m adjacent to the boundary with the railway/railway land. The fence including foundations must be wholly constructed and maintained within the applicant's land ownership footprint;
b) Measures to ensure that their proposal, both during construction and as a permanent arrangement, does not affect the safety, operation or integrity of the existing operational railway / Network Rail land;
c) Drainage management to ensure that drainage does not increase Network Rail's liability, or cause flooding pollution or soil slippage, vegetation or boundary issues on railway land;
d) Details of all excavation and earthworks within 10m of the railway boundary to determine if the works impact upon the support zone of Network Rail land and infrastructure as well as determining relative levels in relation to the railway;
e) Details of proximity of future development to the railway boundary. Less than 2m from the railway boundary to the edge of structures could result in construction and future maintenance works being undertaken on Network Rail land;
f) Proposals for the site should take into account the recommendations of, 'BS 5837:2012 Trees in Relation to Design, Demolition and Construction', which needs to be applied to prevent long term damage to the health of trees on Network Rail land so that they do not become a risk to members of the public in the future.

Shall be submitted to and approved in writing by the Local Planning Authority. The Risk and Method Statement shall be adhered to in accordance with the approved details.

REASON: To protect railway assets in accordance with the National Planning Policy Framework.

WATER MANAGEMENT

63. Surface Water Drainage Scheme to be Submitted (Pre-Commencement)

Notwithstanding details contained within the approved documents, prior to commencement of each phase of development hereby approved, a Surface Water Drainage Scheme based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development to include;

a) Site-wide surface water drainage strategy/accordance with approved site-wide strategy;
b) Provide provision of surface water attenuation storage in accordance with 'Science Report SC030219 Rainfall Management for Developments';
c) Demonstrate that the surface water drainage system(s) are designed in accordance with 'The SuDS Manual', CIRIA Report C753;
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 designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year and 1 in 100 year plus climate change return periods;
e) Provide evidence to show an agreement from Severn Trent Water to connect to the existing surface water network;
f) Provide plans and details showing the allowance for exceedance flow and overland flow routing, overland flow routing should look to reduce the impact of an exceedance event;
g) Program of delivery

Shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details.

REASON: To prevent the increased risk of flooding; to improve and protect water quality and to improve habitat and amenity in accordance with Policy FW2 of the Warwick District Local Plan 2011-2029.

64. Foul Drainage Scheme (Pre-Commencement)

Notwithstanding details contained within the approved documents, prior to commencement of each phase of development hereby approved, a Foul Drainage scheme to include;

a) A drainage strategy for the disposal of foul sewage; and
b) Program of delivery

Shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall be implemented in accordance with the approved details prior to the first occupation of the relevant phase of development.

REASON: To ensure that the development is provided with a satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with Policies BE1, FW2 and NE5 of the Warwick District Local Plan 2011-2029.

65. Details of Sustainable Drainage Design to be Submitted (Pre-Commencement)

Notwithstanding details contained within the approved documents, prior to commencement of each phase of development hereby approved, details of sustainable drainage design in line with the SuDs manual CIRIA C753 and ES Addendum Appendix 1.3 Groundwater monitoring to include;

a) Site-wide sustainable drainage design principles;
b) Measures to ensure the required storage capacity remains available during times of high groundwater;
c) Assess the impact of fluvial flooding on groundwater levels adjacent to the Finham Brook tributary corridor; and
d) Measures to mitigate the risk of groundwater mounding adjacent to

Sustainable Drainage Systems.

Shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall be implemented in accordance with the approved details prior to the first occupation of the relevant phase of development.

REASON: To prevent groundwater ingress into the development drainage system, and prevent the increased risk of flooding in accordance with Policies FW1 and FW2 of the Warwick District Local Plan 2011-2029.

66. Details of Ditch Network Management to be Submitted (Pre-Commencement)

Notwithstanding details contained within the approved documents, prior to commencement of each phase of development hereby approved, details of ditch management to include;

a) A management and maintenance strategy for construction materials from entering or silting up the ditch network
b) Details to ensure that no silt or chemicals can leave the phase being constructed shall be provided and any detrimental impact to the ditch network shall be repaired; and
c) Program of delivery

Shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall be implemented in accordance with the approved details prior to the first occupation of the relevant phase of development.

REASON: To ensure the development does not have impacts off site to flood risk and that the ditch network downstream can function as intended in accordance with Policy FW2 of the Warwick District Local Plan 2011-2029.

67. Details of Finished Floor Levels to be Submitted (Pre-Commencement)

Notwithstanding details contained within the approved documents, prior to commencement of each phase of development hereby approved, details of finished floor levels to include;

a) Finished floor levels being set at 600mm above the 1% flood event plus relevant climate change allowance; and
b) Program of delivery

Shall be submitted to and approved in writing by the Local Planning Authority. The floor levels shall be implemented in accordance with the approved details prior to the first occupation of the relevant phase of development.

REASON: To reduce the risk of flooding to the proposed development and future users in accordance with Policies FW1 and FW2 of the Warwick District Local Plan 2011-2029.

68. Treatment of Surface Water during Construction to be Submitted (Pre-Commencement)

Notwithstanding details contained within the approved documents, prior to commencement of each phase of development hereby approved, details of surface water treatment to include;

a) A scheme to treat and remove suspended solids from surface water run-off during construction works;
b) Program of delivery

Shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance the with approved details.

REASON: To ensure there is no deterioration in water quality from sediment run-off during construction in accordance with Policy FW2 of the Warwick District Local Plan 2011-2029.

69. Surface Water Maintenance Strategy to be Submitted

Notwithstanding details contained within the approved documents, prior to occupation of each phase of development hereby approved, details of surface water drainage measures will be maintained to include;

a) How surface water systems shall be maintained and managed for the life time of the development;
b) The name of the party responsible, including contact name and details; and
c) Program of delivery

Shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall be implemented in accordance the with approved details.

REASON: To ensure the future maintenance of the sustainable drainage structures in accordance with Policy FW2 of the Warwick District Local Plan 2011-2029.

70. Details of Water Supplies and Fire Hydrants to be Submitted

Notwithstanding details contained within the approved documents, prior to occupation of each phase of development hereby approved, details of firefighting provisions to include;

a) Details of adequate water supplies;
b) Details of fire hydrants; and
c) Program of delivery

Shall be submitted to and approved in writing by the Local Planning Authority. The development shall not then be occupied until the scheme has been implemented in accordance with the approved details.

REASON: In the interests of Public Safety from fire, and the protection of Emergency Fire Fighters.

71. Works in Accordance with Flood Risk Assessment (Compliance)

Notwithstanding details contained within the approved documents, the development shall be carried out in accordance with a Flood Risk Assessment (FRA) specifically adhering to;

a) Limits to 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 411l/s for the entire site. Individual parcel discharge rates should be derived accordingly;
b) Finished floor levels are set no lower than 150mm above existing ground level; and
c) Surface water is to be provided via a minimum of two trains of treatment using the proposed above ground drainage features within the drainage design

REASON: To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of the sustainable drainage structures in accordance with Policies FW1, FW2 and NE2 of the Warwick District Local Plan 2011-2029.