Planning Committee: **Item Number: 10**

Application No: W/15/1294

Registration Date: 14/08/15
Town/Parish Council: Barford **Expiry Date:** 09/10/15
Case Officer: Anne Denby
01926 456544 anne.denby@warwickdc.gov.uk

Land at Wasperton Lane, Barford, Warwick
Full planning application for the erection of 8 dwellings served via Wasperton Lane, with associated landscaping and car parking; and all ancillary and enabling works FOR Sharba Homes Ltd

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

RECOMMENDATION

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

DETAILS OF THE DEVELOPMENT

The application proposes the erection of 8 houses of which 3 are proposed to be affordable homes with associated parking and landscaping.

The dwellings will be served by a single vehicular access from Wasperton Lane. 5 of the proposed dwellings will have a frontage to Wasperton Lane with the remaining 3 dwellings positioned in a courtyard style arrangement to the rear.

The proposed buildings will be concentrated within the southern half of the site with the northern half of the site being landscaped and divided into 3 in association with 3 of the proposed dwellings.

The dwellings would all be two-storey properties with 5 being 3-bed and the remaining 3 properties being 4-bed dwellings.

The application is supported by a Planning, Design and Access Statement; Transport Assessment; Drainage Strategy; Ecology Appraisal; Heritage Statement; Ground Condition Desk Study and Tree Report

The following amendments have been made and additional information submitted following the submissions of this application:

- Elevations of houses to Plots 3, 4 & 5 amended to include more detailed design features to the elevation facing Barford House.
- Site plan amended to show:
  - area of garden land for Plots 3,4 7 5 clearly defined.

- relocation of the brick wall along Wasperton Lane to allow for greater retention in both length and height.
- metal railings / gate added to plots 2 and 6 following revisions to wall.
- amendments to car ports.
- refuse turning reviewed.
- provision of refuse collection points

- Addendum to the Heritage Assessment - detailing the treatment of the northern area explaining the rationale behind the proposals and summarising the overall effect on the significance of Barford House.
- Agreement to the provision of affordable housing subject to inclusion of a cascade approach within any agreement to account for any future issues should it not be possible to find a Registered Social Landlord who is willing to take on 3 units in isolation.
- Agreement to pay sum for bio-diversity off-setting of £16, 898.
- Drainage - further information in relation to concerns raised.
- Landscape plans updated to show detail on location of mature trees proposed, estate railings and tree guards proposed as informed by the Addendum to the Heritage Statement.

THE SITE AND ITS LOCATION

The application site comprises an area of land to the north of Wasperton Lane within the village of Barford.

The site is within the Barford Conservation Area and is adjacent to Barford House, a Grade II* Listed Building, which lies to the north of the site. The site also falls within an area designated Locally as a Historic Park and Garden.

The site comprises Greenfield land and falls outside the village envelope for Barford as defined in the current Local Plan. Part of the site is allocated for housing development within the emerging Local Plan.

The site is currently vacant, overgrown, scrub and bramble with access from Wasperton Lane. The boundary to Wasperton Lane is defined by a 1.5m high brick wall with access point (currently boarded).

To the east of the site are allotments and a Scout Hut whilst to the west are existing residential properties facing onto Wellesbourne Road and a block of flats accessed from Wasperton Lane to the south, on the opposite side of Wasperton Lane are further residential properties.

PLANNING HISTORY

There have been applications for housing development which covered a wider site area but did include the current site:

W/11/1533 - Development of 58 houses and public Park - Refused, 8th August 2012 – the proposals were considered to exceed local housing needs of the Parish; have a detrimental impact on the Conservation area, Barford House& Gazebo and the Registered Park and Garden and a proposed footpath was considered to adversely impact on residential amenity.

Appeal against refusal of W/11/1533 - dismissed, March 2013 because the proposed development was considered to be in close proximity to the boundaries with Barford House impacting on open views eastwards and adversely impact on the more sensitive Wellesbourne Road frontage. The benefits of the proposal were not considered to be outweighed by the damage the proposed development would cause to the heritage asset.

W/13/1465 - Erection of 50 dwellings, provision of open space and associated infrastructure - Refused, 14th January 2014 because of the detrimental impact on the Conservation area, Barford House & Gazebo and the registered park and garden; failure to enter into relevant S106 agreements and deliver housing in accordance with the SPD 'Mix of Market Housing'

Appeal against refusal of W/13/1465 - dismissed, 27th November 2014 because the proposed housing would not meet local need and would not protect or enhance the natural, built and historic environment. The proposals were therefore considered inconsistent with the economic, social and environmental objectives of sustainable development. The benefits of the proposal were not considered to be outweighed by the damage the proposed development would cause to the heritage asset.

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)
- DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP14 - Crime Prevention (Warwick District Local Plan 1996 - 2011)
- DP15 - Accessibility and Inclusion (Warwick District Local Plan 1996 - 2011)
- SC1 - Securing a Greater Choice of Housing (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)
- RAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011)
- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DAP11 - Protecting Historic Parks and Gardens (Warwick District Local Plan 1996 - 2011)
- The Emerging Local Plan

- DS5 - Presumption in Favour of Sustainable Development (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS11 - Allocated Housing Sites (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)
- H10 - Bringing forward Allocated Sites in the Growth Villages (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR1 - Access and Choice (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HS4 - Improvements to Open Space, Sport and Recreation Facilities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HS7 - Crime Prevention (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC3 - Buildings Standards Requirements (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- FW2 - Sustainable Urban Drainage (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE1 - Protection of Statutory Heritage Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE2 - Protection of Conservation Areas (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE4 - Protecting Historic Parks and Gardens (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE6 - Archaeology (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE3 - Biodiversity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE4 - Landscape (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NP1 - Neighbourhood Plans (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- Guidance Documents
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Vehicle Parking Standards (Supplementary Planning Document)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Barford Village Design Statement (September 2009)

- Open Space (Supplementary Planning Document - June 2009)
- Affordable Housing (Supplementary Planning Document - January 2008)

SUMMARY OF REPRESENTATIONS

Barford, Sherbourne & Wasperton Joint Parish Council: Objection.
The details of which can be summarised as follows:

- The proposal is contrary to all current and emerging local policies, including the Barford Parish Plan and Barford Village Design Statement.

- This site is outside the established and emerging Barford Village Envelope.

- The Draft Barford Neighbourhood Development Plan (BNDP) agreed on an "either-or" basis for development of this site or the site at County Car garage on Wellesbourne Rd. That site has received planning approval for 8 dwellings. Therefore the NP has removed the current site from its allocations and the site is not included in the proposed Village Envelope. The emerging local plan needs to be updated accordingly.

- The site is larger than that allocated in the emerging plan.

- The proposed "gardens/paddocks" at the rear of plots 3,4 and 5 would become subject to normal domestic curtilage development and management with garden sheds, fences and children's play equipment and possibly subject to built development proposals in the future. Such changes would destroy any heritage remnants relevant to Barford House.

- The most recent SHLAA (2014) and its precursors listed this site as not suitable for development on several grounds including heritage, access and proximity to Barford House, a Grade 2* Listed Building

- The proposed development is far greater than the local housing needs, especially with relation to the Affordable Home provision and the principle of development is therefore contrary to a purist interpretation of NPPF, paragraph 54

- It is inappropriate to direct surplus Affordable Housing to a rural village, however sustainable it may be deemed, where there will inevitably be a greater dependence on car transport.

- Growth in excess of truly local need, in too short a time span poses significant risks to Community Cohesion

- There are drainage issue in the surrounding area.

- Removal of mature trees on site will have an adverse impact on the surrounding area

- Proposed gross reduction in height of the existing wall is excessive and inappropriate and significantly damages the street scene on Wasperton Lane.

- Significant transport and traffic concerns.

- Concerns with impact on infrastructure - suitable S106/CIL contributions to highways, open spaces, public transport and education would be expected to minimise the impact on existing residents.

WCC Highways: No objection, subject to conditions

WCC Ecology: No objection, subject to conditions

Community Protection: No objection, subject to conditions

WCC Archaeology: Comments awaited, update to be provided

CPRE: Objection.
- Contrary to Policy HE1 and HE2. The site lies in a Conservation Area and within the boundary of the parkland surrounding the Grade II* Listed Barford House. The development would harm the character and setting of Barford House and remove part of the parkland for the first time since it was created.
- The parkland and adjacent allotments form the green heart of Barford. The value of this was confirmed at two recent appeals.
- Housing requirement for Barford has been more than met by other developments.
- The present overgrown character of the land is not justification for allowing housing development.
- The allocation of the site in the emerging Local Plan was not consulted on before the site's inclusion.
- NPPF Para 14 states that heritage assets such as conservation areas do not come under the presumption in favour of sustainable development.

Public Response:

33 objections have been received, the details of which can be summarised as follows:

- Contrary to Policies within the current and emerging Local Plans and NPPF.
- Adverse impact on Conservation area from loss of trees and amendments to the existing wall.
- Trees and wall are key characteristics of the site and should be retained.
- Impact on Streetscene.
- Site forms part of the designated parkland of Barford House, a Grade II* Listed building.
- Proposals will remove the historic heritage character of Barford House southern side and will ensure it can never be restored.
- Loss of the existing wall, which is included within the Grade II* listing, will remove links to Barford House.
- Proposals will lead to development pressure on surrounding green spaces.

- Detrimental impact on important Heritage assets and this is not outweighed by the benefits of the scheme.
- Adverse impact on current open green space.
- There is no presumption in favour of sustainable development.
- The development is unsustainable.
- Proposals are contrary to NPPF Para. 56, 58 (bullet4) and 64.
- NPPF Para 132 requires clear and convincing justification, none is given.
- No need for further housing development in the village.
- Local housing need has already been met.
- Prematurity- decision should be deferred until New Local Plan is determined.
- Neighbourhood Plan - proposals pay no regard to this or local opinion.
- Neighbourhood Plan is currently with the examiner.
- Barford Village Design Statement- reference to this site for potential development was removed by WDC as it was considered unsustainable.
- Inconsistent with economic, social and environmental objectives of sustainable development.
- Site allocation included in second consultation so objectors have no right of redress other than through Local Plan public enquiry.
- Site extends beyond that allocated in the emerging plan. This increases the impact of developing on this area of land.
- Site is outside Village envelope.
- Council has considered site unsuitable due to Conservation issues and also WCC Landscape Department.
- Landscape Assessment identifies this site as highly sensitive to housing development.
- Landscaping should reflect the previous parkland character and reduce the impact of the development.
- Use of area as garden land will result in urbanisation and loss of parkland character.
- Rockery is still intact and could be restored.
- Proposed housing is not of a type required in the village such as small houses and bungalows.
- Insufficient infrastructure
- Additional housing will adversely impact on services - village has infrequent bus services, no GP surgery, small school and shop.
- Impact on social cohesion and community.
- Results in urbanisation of the Village.
- Permission has already been refused on this site and reasons for refusal are still relevant.
- Highway impacts - Wasperton Lane is a busy route and used as an alternate route when there are issues on the M40.
- Parking issues already exist on Wasperton Lane. The proposed access and development will exacerbate this.
- Impact to adjacent residents from increased noise and disturbance.
- Drainage - existing issues in the surrounding area.
- Ecological impacts. Report submitted is as per previous application and needs updating.
- Site acts as an important wildlife corridor.
- Conditions should be imposed to require repairs/maintenance of the Wellesbourne Road boundary wall and trees on the parkland be restored and cared for.

Following the receipt of amended plans further neighbour letters were sent out. 4 further objections were received reiterating the points set out above.

1no. letter in support has been received the details of which can be summarised as follows:

- Proposed local plan already proved to be unacceptable
- Additional housing in the area is required.
- Land has been derelict for a number of years and development will improve out-look for nearby residents.
- Support proposals providing concerns with drainage and the like are satisfied.
- A condition relating to the brick boundary wall to Wasperton Lane should be included so it is rebuilt at its maximum current height with houses set back behind the wall with communal access into the new estate.

Assessment

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

- The principle of development;
- Heritage and visual impact;
- Impact on residential amenity;
- Traffic impact / highway safety;
- Ecological impact;
- Archaeology impact;
- Flood risk and drainage;
- Open space;
- Energy Efficiencies / CO2 reduction;

The principle of development

Five year housing supply/Current policy position

The site is within open countryside adjoining the south eastern edge of the growth village of Barford, where the current Local Plan Policy in relation to residential development is RAP1 - 'Directing New Housing'. However the National Planning Policy Framework (NPPF) 2012 states (para. 49) that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites against their housing requirement.

The Council's current position is that the Council cannot demonstrate a five year supply of deliverable housing sites against the housing requirement and Policy RAP1 is to be considered out-of-date. The scheme will contribute towards helping the Council achieve its five year requirement and granting outline permission for this site would increase the supply of land for housing which carries significant weight in this determination.

In terms of National policy the NPPF seeks to significantly boost the supply of housing and is clear that housing applications should be considered in the context of sustainable development. The NPPF is a material consideration that is afforded significant weight.

There are three dimensions to sustainable development: economic, social and environmental. The development would deliver economic benefits through the generation of employment during the construction phase, and from the increased population which would contribute towards increased expenditure in the local area and dependence on local facilities. Social benefits would include the provision of market and affordable housing to meet identified needs. Environmental benefits would arise from measures to increase biodiversity and improvements to landscaping of the site. The site is within a sustainably located growth village and would be well integrated into the existing settlement. It is therefore concluded that the development represents sustainable development by satisfying the three dimensions.

Paragraph 14 of the NPPF states that at the heart of the framework is the presumption in favour of sustainable development. Para.14 states that where the Development Plan is out-of-date, as in the case of Policy RAP1, permission should be granted provided that any adverse impacts of doing so would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or specific policies in the Framework, including those relating to designated heritage assets, indicate that development should be restricted.

It is considered that there are no adverse impacts that significantly and demonstrably outweigh the benefits of the proposed development in this case or that any specific policies with regard to heritage assets within the NPPF indicate that development should be restricted. The heritage impacts are considered in more detail below, however, it is considered that approving this development would be consistent with paragraphs 14 and 49 of the NPPF and non-housing supply policies of the Local Plan (considered up-to-date where consistent with the NPPF) and is recommended for approval accordingly.

Whilst the extent of new residential development coming forward within Barford may exceed that specifically identified in the emerging Local Plan, any development on allocated or other sites remains the subject of careful assessment. The emerging Barford Neighbourhood Plan carries some weight as it has been through the consultation process and has progressed to Examination, however, the Neighbourhood Plan remains un-adopted and is not considered to outweigh the aims and objectives of the NPPF.

Prematurity

Local Plan Policy RAP1 covers the period from 1996-2011 and makes no provision for the future housing needs of the district and is therefore out-of-date.

The development site was originally discounted from the emerging Local Plan as a SHLAA housing allocation due to potential impact upon the Conservation Area and heritage asset. It is considered that these matters have been satisfactorily addressed, as detailed in the report below.

The NPPG clarifies that in the context of the framework and, in particular, the presumption in favour of sustainable development arguments that an application is premature are unlikely to justify a refusal of planning permission other than where it is clear that the adverse impact of granting planning permission would

signifcantly and demonstrably outweigh the benefits, taking the policies in the framework and any other material considerations into account. Refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination, or in the case of a Neighbourhood Plan, before the end of the local planning authority publicity period. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how the grant of permission for the development concerned would prejudice the outcome of the plan-making process.

The development of the application site would see an identified site in the emerging Local Plan Publication Draft April 2014 from coming forward. It is not therefore considered that permission should be refused on the grounds of prematurity.

Assessment of the proposed housing provision

Paragraph 50 of the NPPF states that local planning authorities should plan for a mix of housing, based on current and demographic trends, market trends and the needs of different groups in the community. It goes on to state that local planning authorities should identify the size, type, tenure and range of housing that is required in different locations. In accordance with these requirements, the Council has adopted guidance on the required mix of market housing (June 2013). This is based on the 2012 Strategic Housing Market Assessment for Warwick District and specifies a mix of 7% 1 bedroomed dwellings, 26% 2 bedroomed dwellings, 43% 3 bedroomed dwellings and 24% 4 bedroomed dwellings. Briefly assess the provision made within this scheme relative to the above.

An affordable housing allocation of 40% (3.2dwellings) will be provided. This can be secured by condition requiring the applicants to enter into a Section 106 agreement to provide 3no. affordable dwellings and a contribution for the additional 0.2 to accord with Policy SC 11.

The granting of the permission would provide for development on an allocated site aiding in meeting the unmet market and affordable housing needs of the district and would therefore represent a key benefit of the scheme.

Heritage and visual impact

The site falls within the Barford Conservation Area, which includes areas of built development as well as significant open areas / green space which form part of its character. The open areas contribute towards the setting of the buildings within the Conservation Area, as well as enabling views within and into-out of the Conservation Area. In relation to this application site the open area provides a setting to the Grade II* Listed Barford House and clearly has historic interest in relation to its close association with Barford House. The application site also includes the distinctive boundary to Wasperton Lane which reflect that surrounding Barford House and along Wellesbourne Road. This is an important part of the character of this part of the Conservation Area.

The proposed development restricts built development to the southern area of the site retaining openness to Barford House. The open area has been included within the area to be within the ownership of future residents as this is considered to provide the best solution in ensuring the area remains managed into the future. The plans have also been amended to retain the wall along Wasperton Lane, at its current height, with the minimum break for the vehicular access.

The Inspector in his report dealing with the scheme for 50 no. dwellings on the wider site identified that the southern site area (including this site)is less sensitive in terms of its impact on the setting of Barford House. The site adjoins a 2-storey block of flats which itself was built on former Barford House estate land. The proposals will retain the wall albeit in a realigned setting. However as detailed by the Inspector the wall to Wasperton Lane has long been breached by the construction of the block of flats and is not continuous and where it does exist, is incomplete.

Furthermore the wall at this point is not readily seen in conjunction with Barford House and since there are intervening buildings, has a less than direct relationship to it. For these reasons the Inspector determined that, *'the formation of an access here would cause less than substantial harm to the significance of the wall as part of the listed house.'*

The current proposals would largely retain the open character surrounding Barford House. The proposed dwellings have been laid out in an informal 'agricultural' group and the elevations facing Barford House have been amended to include specific design features to create an interesting building composition when viewed from Barford House. The development has dwellings fronting Wasperton Lane reflecting the character of development in the surrounding area. Whilst the open space between the development and boundary with Barford House is to be landscaped taking references from the status of the site as a historic parkland.

Although the area will be divided up between residential properties this will be done through the installation of estate style fencing, evident already around Barford House. The 'garden area' for the proposed dwellings is clearly identified. Mature tree planting is proposed, again taking its cue from the historic setting and incorporating features such as tree guards and retaining the historic rockery within the north-east corner of the site.

Further details on the proposed planting in this area could be required by condition and it is also proposed to impose conditions removing all permitted development rights to ensure the integrity of the development and surrounding open space is retained. The site is located within the Conservation Area which affords further protection to mature trees in the future and a condition requiring a landscape management plan for the site is recommended.

The proposals are therefore considered to have a less than substantial impact on the setting of the Heritage asset, the proposals retain the open character of the site surrounding Barford House proposing sensitive landscaping taking account of the historical context of the site and important views form within and to the heritage asset and also reinstates the wall to Wasperton Lane, a key feature of

the surrounding area. In accordance with Para 134 of the NPPF the proposals are considered to lead to less than substantial harm to the heritage asset and when weighed against the benefits of the scheme is considered to be acceptable.

The proposals represent a much reduced site from previous applications with the built development being set off the boundary with Barford House and including proposals to secure a detailed historically informed landscaping scheme for the northern half of the site, improving the appearance of this site and its relationship to and the setting of Barford House and the Conservation Area. The proposals are therefore considered to accord with current policy and the NPPF.

Impact on residential amenity

Policy DP2 requires developments to retain a satisfactory relationship to adjacent residents and states that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents and / or does not provide acceptable standards of amenity for future users/occupiers of the development.

The proposed dwellings meet all of the separation distances to existing properties and between the proposed dwellings themselves. Concern has been raised in relation to the location of the access and impact this may have on existing residents. The access will just serve the 8no. proposed dwellings and although some impact will occur this is not considered to result in detrimental harm to residential amenity.

The proposals are therefore considered to result in an acceptable relationship to existing adjacent development and would therefore accord with Policy DP2 of the Warwick Development Plan 1996-2011.

Traffic impact and highway safety

The proposals involve the creation of an access from Wasperton Lane. All dwellings are shown to have provision for 2 parking spaces with vehicles able to enter and leave the site in a forward gear.

The proposals will increase the level of trips to and from the site. However the proposed access and internal arrangement is considered acceptable in highway safety terms and the Highway Authority have raised objected to the application subject to inclusion of conditions.

The proposed access and layout does meet minimum requirements and is not considered to have the potential to adversely impact on highway safety and is therefore considered to comply with Policy DP6 of the Warwick District Local Plan 1996-2011.

Ecological impact

Part of the site falls within Ecosite 27-26 Barford House Tree Belt and there are records of protected species in the surrounding area. The County Ecologist has been consulted on the proposals and following agreement from the applicant to

make a contribution towards bio-diversity offsetting has raised no objection to the scheme.

Ecological Appraisals of the site have been carried out however some time has elapsed since these were undertaken. The Ecology Officer therefore recommends that updated surveys are carried out and that these should be secured by condition on any planning approval.

It is therefore considered that any impact can be sufficiently mitigated through the use of appropriate conditions and bio-diversity offsetting. There may also be opportunities to increase bio-diversity on site with additional landscaping. This could be considered as part of the detailed landscaping proposals to be secured via condition.

Archaeology Impact

The County Archaeologist has been consulted on the proposals and is undertaking an assessment of the site. The details of their response will be reported as a late item.

Flood risk and drainage

The application site is located within Flood Zone 1 which permits the development of all uses of land. The Flood Risk Officer has been consulted and following receipt of additional information has raised no objection to the proposals subject to the imposition of suitable condition requiring full drainage details to be submitted for approval. A condition to cover this aspect is recommended.

Open space

The proposed dwellings all include areas of private amenity space, however, a requirement would still be necessary to the provision / enhancement of open space in the locality would be required in accordance with the standard SPD calculations. This could be secured via suitable condition on any approval.

Energy Efficiencies / CO2 reductions

A condition can be applied to ensure that the development accords with Local Plan Policy requirements in respect of either generating 10% of the energy needs from renewable sources or reducing the energy demand of the development and its CO^2 emissions by 10% through initial construction methods.

SUMMARY/CONCLUSION

The Council's current position is that a five year supply of deliverable housing sites cannot be demonstrated and that Policy RAP1 is therefore to be considered out-of-date. The application site is considered to be within a sustainable location and the scheme will increase the supply of land for housing and contribute

towards helping the Council achieve its five year housing requirement, which carries significant weight in this determination.

The development is considered to comply with other current Local Plan policies and with the policies of the NPPF as a whole. The presumption in favour of sustainable development also carries substantial weight.

It is considered that the development successfully addresses its relationship to the heritage assets, principally Barford House and the Barford Conservation Area and that there will be a less than substantial impact on those assets. The most sensitive part of the site, that adjacent Barford House will be retained as open space with the proposed landscaping reflecting the historic Parkland setting so that any visual harm for the Conservation Area/Barford House is appropriately mitigated. The scheme also needs to be balanced against the wider benefits of the development listed above and these are considered to outweigh any harm.

It is therefore concluded that the development should be granted.

CONDITIONS

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

2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawings Proposed Site plan dwg no.3270-05 Rev G; Units 1 & 2 dwg no. 3270-10Rev D; Units 6, 7 & 8 dwg no. 3270-14 Rev E; Street Elevation to Wasperton Lane dwg no. 3270-20 Rev D, and specification contained therein, submitted on 20th October 2015 and approved drawings Landscape Master Plan dwg no. 24934-RG-L01 Rev A, and specification contained therein, submitted on the 26th October 2015 and approved drawings Unit 3 dwg no. 3270-11 Rev E; Unit 4 dwg no. 3270-12 Rev D and Unit 5 dwg no. 3270-13 Rev D, and specification contained therein, submitted on the 27th October 2015. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

3 The development shall be carried out only in full accordance with sample details of the facing, roofing, paving and boundary materials which shall have been submitted to and approved in writing by the local planning authority. **REASON:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy DP1 of the Warwick District Local Plan 1996-2011.

4 Unless the Local Planning Authority certifies that suitable alternative provision has been made for the provision or improvement of open space within the catchment area of the application site in accordance

with Policy SC13 of the Warwick District Local Plan 1996-2011:

(i) no development shall commence unless or until a scheme for such provision or improvement (identifying the size/extent, location and specification of the space and works) has been submitted to and approved in writing by the Local Planning Authority; and

(ii) the dwellings hereby permitted shall not be occupied until the scheme so approved has been implemented.

REASON: To ensure the necessary infrastructure and facilities are provided in accordance with Policy SC13 of the Warwick District Plan 1996 – 2011.

5 The development (including any works of demolition) shall proceed only in strict accordance with a construction method statement which has been submitted to and approved in writing by the local planning authority. The approved statement shall be strictly adhered to throughout the construction period and shall provide for: the parking of vehicles of site operatives and visitors; the loading and unloading of plant and materials; the storage of plant and materials used in constructing the development; the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate; wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway; measures to control smoke, noise and the emission of dust and dirt during demolition and construction; and a scheme for recycling / disposing of waste resulting from demolition and construction works. **REASON:** In the interests of highway safety, the free flow of traffic and the amenities of the occupiers of nearby properties in accordance with Policies DP2, DP6, DP8 & DP9 of the Warwick District Local Plan 1996-2011.

6 The development hereby permitted shall be carried out in strict accordance with details of surface and foul water drainage works that shall have been submitted to and approved in writing by the local planning authority. **REASON:** To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with Policy DP11 of the Warwick District Local Plan 1996-2011.

7 The development hereby permitted shall not be commenced unless and until a scheme showing how either a). at least 10% of the predicted energy requirement of the development will be produced on or near to the site from renewable energy resources, or b). a scheme showing how at least 10% of the energy demand of the development and its CO^2 emissions would be reduced through the initial construction methods and materials has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until all the works within the approved scheme have been completed

and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications. **REASON**: To ensure that adequate provision is made for the generation of energy from renewable energy resources or to achieve carbon savings in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.

8 No development shall commence until a Protected Species Contingency Plan has been submitted to and approved in writing by the planning authority. The plan shall include:

- Further bat survey of the trees as in accordance with BCT Bat Surveys – Good Practice Guidelines, has been carried out and a detailed mitigation plan including a schedule of works and timings has been submitted to and approved in writing by the District Planning Authority. Any approved mitigation plan shall thereafter be implemented in full.

a) A detailed badger survey has been carried out by a suitably qualified badger consultant and has been submitted to and approved in writing by the District Planning Authority. Any approved mitigation plan shall thereafter be implemented in full.

REASON: To safeguard the presence and population of a protected species in line with UK and European Law, the National Planning Policy Framework and Policy DAP3 of the Warwick District Local Plan 1996-2011.

9 The development hereby permitted shall not commence until a Construction and Environmental Management Plan has been submitted to and approved in writing by the District Planning Authority. In discharging this condition the LPA expect to see details concerning pre-commencement checks for protected and notable species with subsequent mitigation and monitoring, as deemed appropriate. In addition appropriate working practices and safeguards for other wildlife dependent of further survey work, that are to be employed whilst works are taking place on site. The agreed Construction and Environmental Management Plan shall thereafter be implemented in full. **REASON:** To ensure that protected species are not harmed by the development in accordance with National Planning Policy Framework (NPPF), ODPM Circular 06/2005 and Saved Policy DAP 3 of the Warwick District Local Plan.

10 The development hereby permitted shall not commence until a detailed Landscape and Ecological Management Plan has been submitted to and approved in writing by the District Planning Authority. The plan should include details of planting and maintenance of all new planting. Details of species used and sourcing of plants should be included. The plan should also include details of habitat enhancement/creation measures and management, such as water bodies, native species planting, wildflower grasslands; woodland creation/enhancement, provision of habitat for protected species. Such approved measures shall thereafter be implemented in full. **REASON:** To ensure a net biodiversity gain in accordance with NPPF.

11 No part of the development hereby permitted shall be commenced and nor shall any equipment, machinery or materials be brought onto the site until a scheme for the protection of all existing trees, and hedges to be retained on site has been submitted to and approved in writing by the District Planning Authority and has been put in place. The scheme must include details of the erection of stout protective fencing and be in accordance with British Standard BS5837: 2005, a Guide for Trees in relation to construction. Nothing shall be stored or placed in those areas fenced in accordance with this condition and nor shall the grounds levels be altered or any excavation take place without the prior consent in writing of the District Planning Authority. The approved scheme shall be 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 those trees which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy DP3 of the Warwick District Local Plan 1996-2011.

12 The development hereby permitted shall not commence until an Environmental Compensation Scheme has been submitted to and approved in writing by the local planning authority. The approved scheme shall thereafter be implemented in full. **REASON:** To ensure satisfactory compensation for any loss of biodiversity, in accordance with the National Planning Policy Framework.

13 The development hereby permitted shall only be undertaken in strict accordance with details of both hard and soft landscaping works which shall have been submitted to and approved in writing by the local planning authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, estate railings, tree guards and gates to be erected, and the replacement / restored wooden gates and piers to the entrances from Wasperton Lane and Wellesbourne Road, specifying the colour of the railings and gates; footpaths; and hard surfacing, which shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area. The hard landscaping works shall be completed in full accordance with the approved details within three months of the first occupation of the dwellings hereby permitted;

The soft landscaping works shall include the following:
- historically appropriate species of coniferous and deciduous trees, with an assessment of how this planting will mitigate views from Barford House.
- details on the stock size of trees to be planted.
- a historically informed restoration of the rockery identified to be retained.

and all planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the first

occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species, unless the local planning authority gives written consent to any variation. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 – Transplanting Root-balled Trees and BS4428 – Code of Practice for General Landscape Operations. **REASON:** To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DP1, DP2,DP3, DAP3 & DAP4 of the Warwick District Local Plan 1996-2011.

14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no further development shall take place within the curtilage of any dwellinghouse hereby permitted without the prior written approval of the local planning authority. **REASON:** That having regard to the design, layout and general nature of the proposed development it is important to ensure that no further development is carried out which would detract from the appearance of the area and affect the amenity of adjacent properties. Therefore, no additional development is to be carried out without the permission of the local planning authority in accordance with Policies DP1 & DP2 of the Warwick District Local Plan 1996-2011. / **REASON:** That due to the restricted nature of the application site and its relationship with adjoining properties it is considered important to ensure that no additional development is carried out without the permission of the local planning authority in accordance with Policies DP1 & DP2 of the Warwick District Local Plan 1996-2011.

15 The development hereby permitted shall not begin until a scheme detailing the affordable housing provisions has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the NPPF or any future guidance that replaces it. The scheme shall include:

(a) the tenure split;
(b) the arrangements for the management of the affordable housing;
(c) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing, and
(d) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

REASON: To meet the requirements of Policy SC11 of the Warwick District Local Plan 1996-2011.

16 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) the window(s) to be formed in the western facing elevation of the dwelling hereby permitted to Plots 2 & 3 shall only be glazed or re-glazed with obscure glass and any opening part of any window shall be at least 1.7m above the floor of any room in which the window is installed. **REASON:** In the interests of the amenities of the occupiers of nearby properties in accordance with Policies DP1 & DP2 of the Warwick District Local Plan 1996-2011.

17 None of the dwellings hereby approved shall be occupied unless and until an access for vehicles has been provided to the site not less than 5metres in width for a distance of at least 7.5metres, and the access shall be surfaced with a bound material for a distance of at least 7.5m, as measured from the near edge of the public highway carriageway. **REASON:** In the interests of vehicular and pedestrian safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011.

18 Before any of the dwellings hereby approved are occupied visibility splays shall have been provided to the access tot he site passing through the limits of the site fronting the public highway with an 'x' distance of 2.4metres and 'y' distance of 43metres to the near edge of the public highway carriageway. No structure, tree or shrub shall be erected, planted or retained within the splays exceeding, or likely to exceed at maturity, a height of 0.6metres above the level of the public highway carriageway. **REASON:** In the interests of highway safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011.

19 The dwellings hereby approved 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.

20 The dwellings hereby permitted shall not be occupied unless and until the means of access to the site has been provided in full accordance with details as shown on drawing no. 3270-05 Rev G and thereafter the means of access shall be kept available for use by vehicular traffic at all times unless otherwise agreed in writing by the local planning authority. **REASON:** In the interests of vehicular and pedestrian safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011.

21 No development shall take place until a detailed lighting scheme has been submitted and agreed between the applicant and the local planning authority. In discharging this condition the District Planning

Authority expects lighting to be restricted around the boundary edges, along hedgerows, around known bat roosts and badgers setts, and to be kept to a minimum at night across the whole site in order to minimise impact on emerging and foraging bats and other nocturnal wildlife. This could be achieved in the following ways:

b) low pressure sodium lamps should be used in preference to high pressure sodium or mercury lamps

a. the brightness of lights should be as low as legally possible

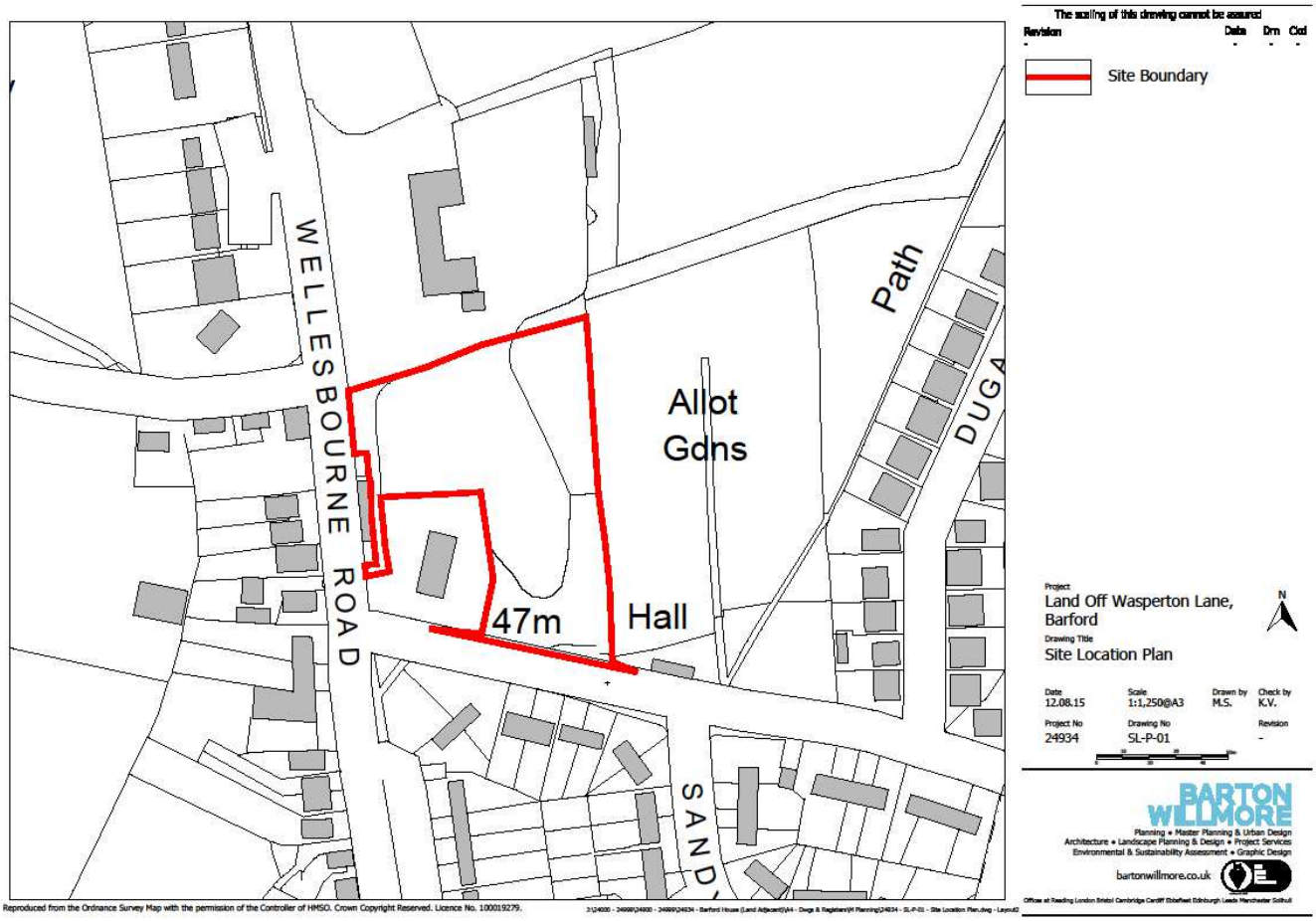
b. lighting should be timed to provide some dark periods

c. connections to areas important for foraging should contain unlit stretches

The agreed scheme shall be fully implemented and maintained in accordance with the approved detail thereafter. **REASON:** To ensure appropriate measures are taken in relation to protected species in line with UK and European Law, the National Planning Policy Framework and Policy DAP3 of the Warwick District Local Plan 1996-2011.

22 No dwelling shall be occupied unless and until street lighting has been provided on the means of access serving that dwelling or any associated parking areas in accordance with details submitted to and approved in writing by the local planning authority. **REASON:** In the interests of public safety and the amenities of future residents in accordance with Policies DP1 & DP14 of the Warwick District Local Plan 1996-2011.

23 A landscape management plan, including long term design objectives, long term management responsibilities and maintenance schedules for the landscape parkland and garden areas to Plots 3, 4 & 5 shall be submitted to and approved in writing by the local planning authority before the first occupation of the development hereby permitted. The landscape management plan shall be implemented as soon as the approved landscaping is carried out and shall not be withdrawn or altered in any way without the prior written approval of the local planning authority. **REASON:** To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DP1, DP2, DP3, DAP3 & DAP4 of the Warwick District Local Plan 1996-2011.


The scaling of this drawing cannot be assured
Revision
Date
Drn
Chd
Site Boundary
WELLESBOURNE ROAD
Allot Gdns
Path
47m
Hall
SAND
Project
Land Off Wasperton Lane, Barford
Drawing Title
Site Location Plan
N
Date
12.08.15
Scale
1:1,250@A3
Drawn by
M.S.
Check by
K.V.
Project No
24934
Drawing No
SL-P-01
Revision
-
BARTON WILLMORE
Planning • Master Planning & Urban Design
Architecture • Landscape Planning & Design • Project Services
Environmental & Sustainability Assessment • Graphic Design
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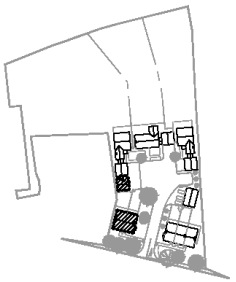
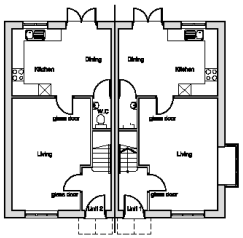
Granville Arms (PH)
Westham Lodge
Pear Tree Cottage
Bus Shelter
WELLESBOURNE ROAD
To Wellesbourne
NO PUBLIC ACCESS
Existing Flats
1 to 15
Barford House
WASPERTON LANE
Scout Hut
El Sub Sta
Allotment Gardens
DUGARD PLACE
Path
KEY:
Application Site
Existing Trees
New Trees
N
N.B.
Landscape details are indicative only, please refer to Landscape Consultants Drawing for all landscape details.
PROJECT TITLE
HOUSING DEVELOPMENT
WASPERTON LANE, BARFORD
WARWICKSHIRE
DRAWING TITLE
SITE LAYOUT
STATUS PLANNING
SCALE 1:500
PAPER SIZE A1
DRAWN RP
DATE July 2015
CHECKED NGJ
DWG NO. 3270-05
REVISION G

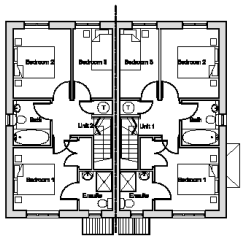
Front Elevation | SideElevation | Rear Elevation | SideElevation



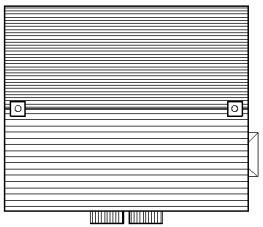
KEY PLAN



Ground Floor

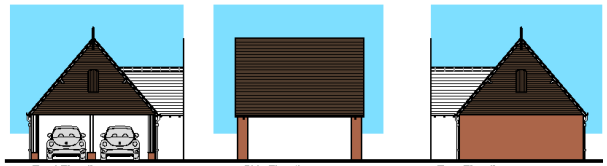


First Floor

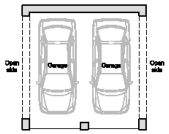


Roof Plan

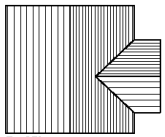
Roof Plan



Front Elevation | Side Elevation | Rear Elevation



Open Carport Plan



Roof Plan

REV	DESCRIPTION	DATE	DRN	CKD
D	Car Port amended to have open sides with no plinth wall.	15/12/15	WT	NGJ
C	Car Port amended to have open side and rear elevation.	13/10/15	WT	NGJ
B	Drawing title updated	09/09/15	WT	NGJ
A	Carport added.	04/09/15	RP	NGJ

Robotham Architects
The Old Library
12 Church Road
Warwick CV34 6AB
T 01926 492843
F 01926 498544
architects@robothams.co.uk
www.robothams.co.uk

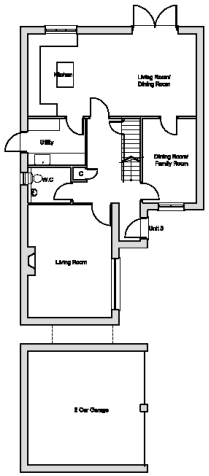
PROJECT TITLE

RESIDENTIAL DEVELOPMENT
WASPERTON LANE, BARFORD
WARWICKSHIRE

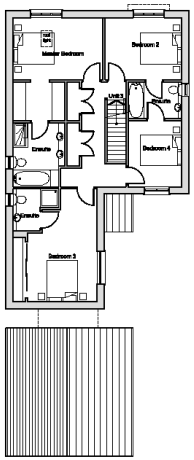
DRAWING TITLE

Units 1, 2 & Car Port
Plans & Elevations

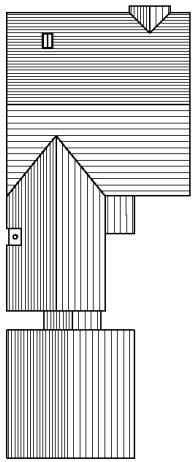
STATUS	Planning		
SCALE	1:100	SHEET SIZE A1	DRAWN RP
DATE	July 2015		CHECKED NGJ
DWG NO.	3270-10		REVISION D



Ground Floor Plan

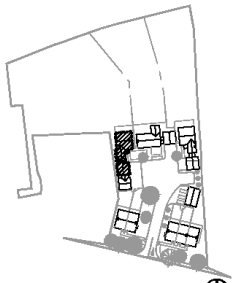


First Floor Plan



Roof Plan

REV	DESCRIPTION	DATE	DRN	CKD
E	Elevations generally updated. Roof light added to floor plans.	29/10/15	WT	NGJ
D	Kitchen window updated.	13/08/15	WT	NGJ
C	Dormer fills updated.	13/08/15	WT	NGJ
B	Furniture added to bedrooms.	01/05/15	RP	NGJ
A	Revised layout.	09/01/15	RP	NGJ



KEY PLAN N

Rokethorne Architects
The Old Library
12 Church Street
Warwick CV34 4AB
T 01926 492841
F 01926 492844
architects@rokethorne.co.uk
www.rokethorne.co.uk

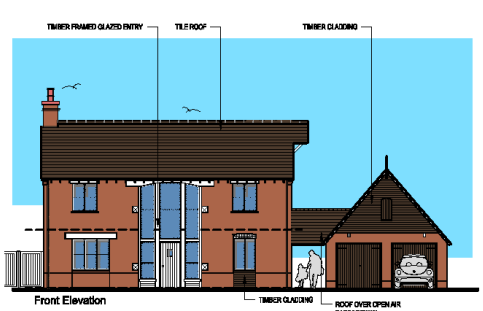
PROJECT TITLE

RESIDENTIAL DEVELOPMENT
WASPERTON LANE, BARFORD
WARWICKSHIRE

DRAWING TITLE

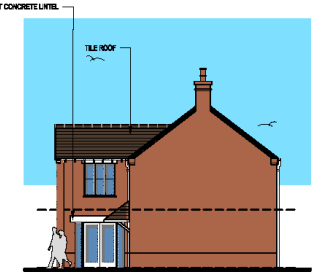
Unit 3
Plans & Elevations

STATUS	Planning		
SCALE	1:100	SHEET SIZE A1	DRAWN RP
DATE	July 2015		CHECKED NGJ
DWG NO.	3270-11		REVISION E



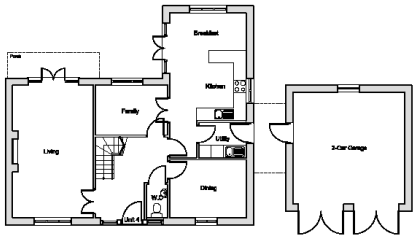
Front Elevation

Rear Elevation

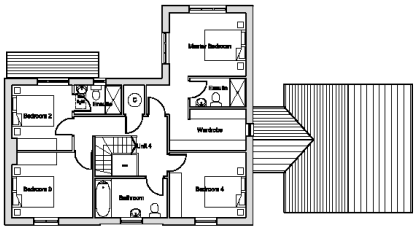


Side Elevation

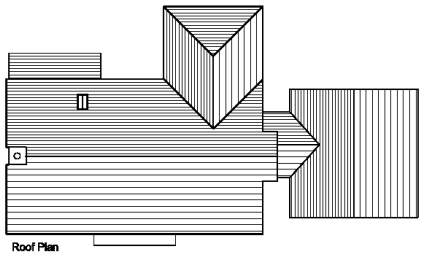
Side Elevation



Ground Floor

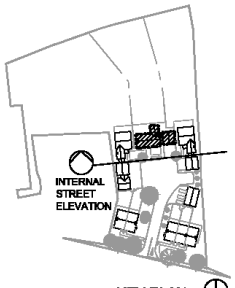


First Floor


Roof Plan

Side Elevation

REV	DESCRIPTION	DATE	DRN	CKD
D	Elevations generally updated. Roof light to first floor & roof plan. Rear porch added to front plans.	29/10/15	WT	NGJ
C	Plot 4 elevation updated with height.	15/10/15	WT	NGJ
B	Driveway title updated.	13/08/15	WT	NGJ
A	Revised internal street elevation	04/08/15	RP	NGJ



KEY PLAN

Rolcatherns Architects
The Old Library
12 Church Street
Warwick CV34 4AB
T 01926 492842
F 01926 498544
architects@rolcatherns.co.uk
www.rolcatherns.co.uk

PROJECT TITLE

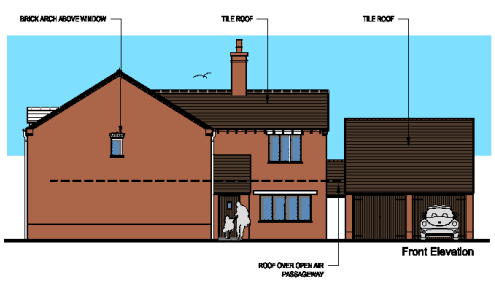
RESIDENTIAL DEVELOPMENT
WASPERTON LANE, BARFORD
WARWICKSHIRE

DRAWING TITLE

Unit 4
Plans & Elevations

STATUS	Planning		
SCALE	1:100	SHEET SIZE A1	DRAWN RP
DATE	July 2015		CHECKED NGJ
DWG NO.	3270-12		REVISION D

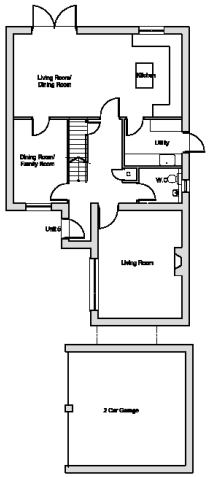
Side Elevation



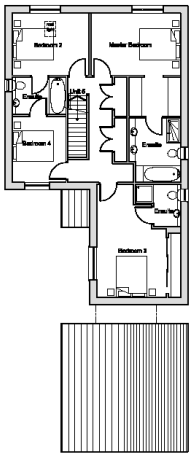
Front Elevation

Side Elevation

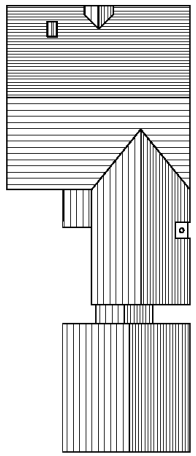
Rear Elevation



Ground Floor Plan

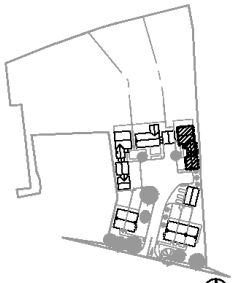


First Floor Plan



Roof Plan

REV	DESCRIPTION	DATE	DRN	CKD
D	Elevation generally approved. Roof light added to first floor & roof plan. Hay loft added to roof plan.	29/10/15	WT	NGJ
C	Detailing tiles updated.	12/08/15	WT	NGJ
B	Furniture added to bedrooms.	12/08/15	RP	NGJ
A	Revised layout	12/07/15	RP	NGJ



KEY PLAN

Robotham Architects
The Old Library
12 Church Street
Warwick. CV34 4AB
T 01926 492643
F 01926 490014
architects@rovotham.co.uk
www.robotham.co.uk

PROJECT TITLE

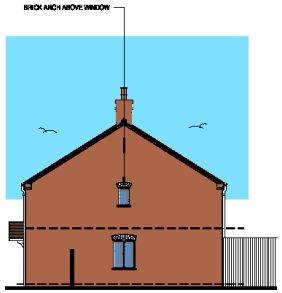
RESIDENTIAL DEVELOPMENT
WASPERTON LANE, BARFORD
WARWICKSHIRE

DRAWING TITLE

Unit 5
Plans & Elevations

STATUS	Planning		
SCALE	1:100	SHEET SIZE A1	DRAWN RP
DATE	July 2015		CHECKED NGJ
DWG NO.	3270-13		REVISION D

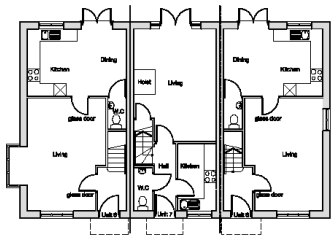
Front Elevation

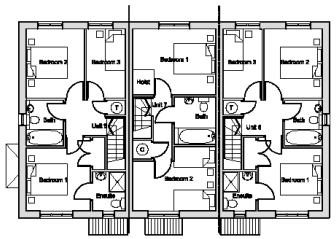


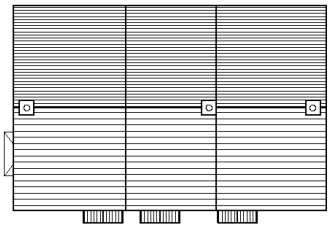
Side Elevation

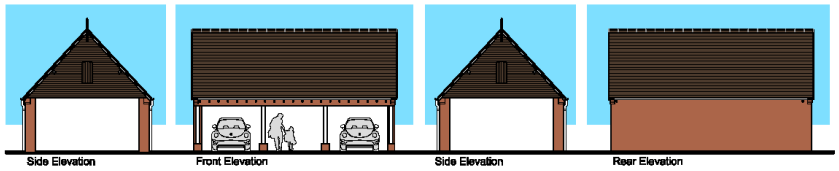
Rear Elevation

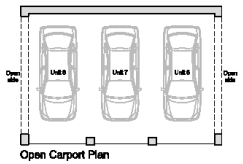
SideElevation

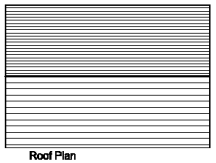

Ground Floor


First Floor

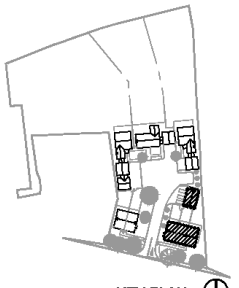

Roof Plan




Open Carport Plan


Roof Plan

REV	DESCRIPTION	DATE	DRN	CKD
E	Car Port amended to have open sides with no plinth wall.	13/10/15	WT	NGJ
D	Car Port amended to have open side and rear elevation.	13/10/15	WT	NGJ
C	Window to Car Port removed. Drawing title updated.	09/09/15	WT	NGJ
B	Revised unit 7 layout.	09/06/15	RP	NGJ
A	Revised unit 7 layout. Carport added.	19/01/15	RP	NGJ


KEY PLAN

Rolcotthorne Architects
The Old Library
12 Church Street
Warwick CV34 4AB
T 01926 492842
F 01926 498544
architects@rolcotthorne.co.uk
www.rolcotthorne.co.uk

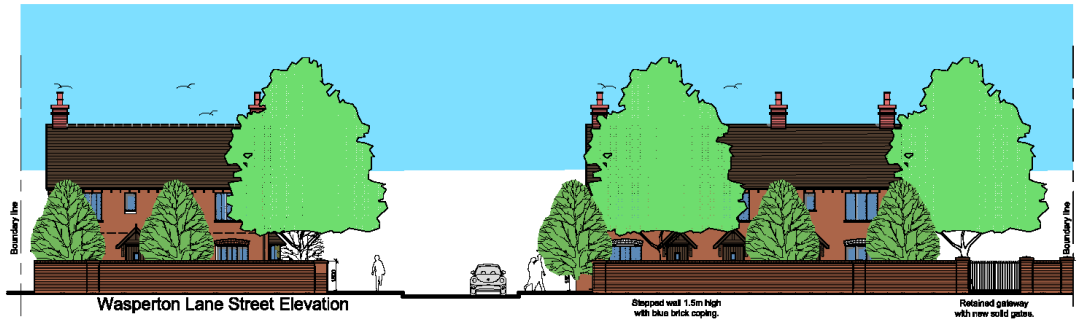
PROJECT TITLE

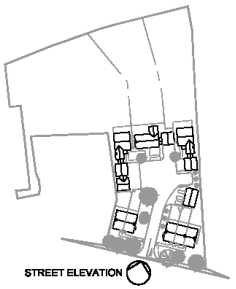
RESIDENTIAL DEVELOPMENT
WASPERTON LANE, BARFORD
WARWICKSHIRE

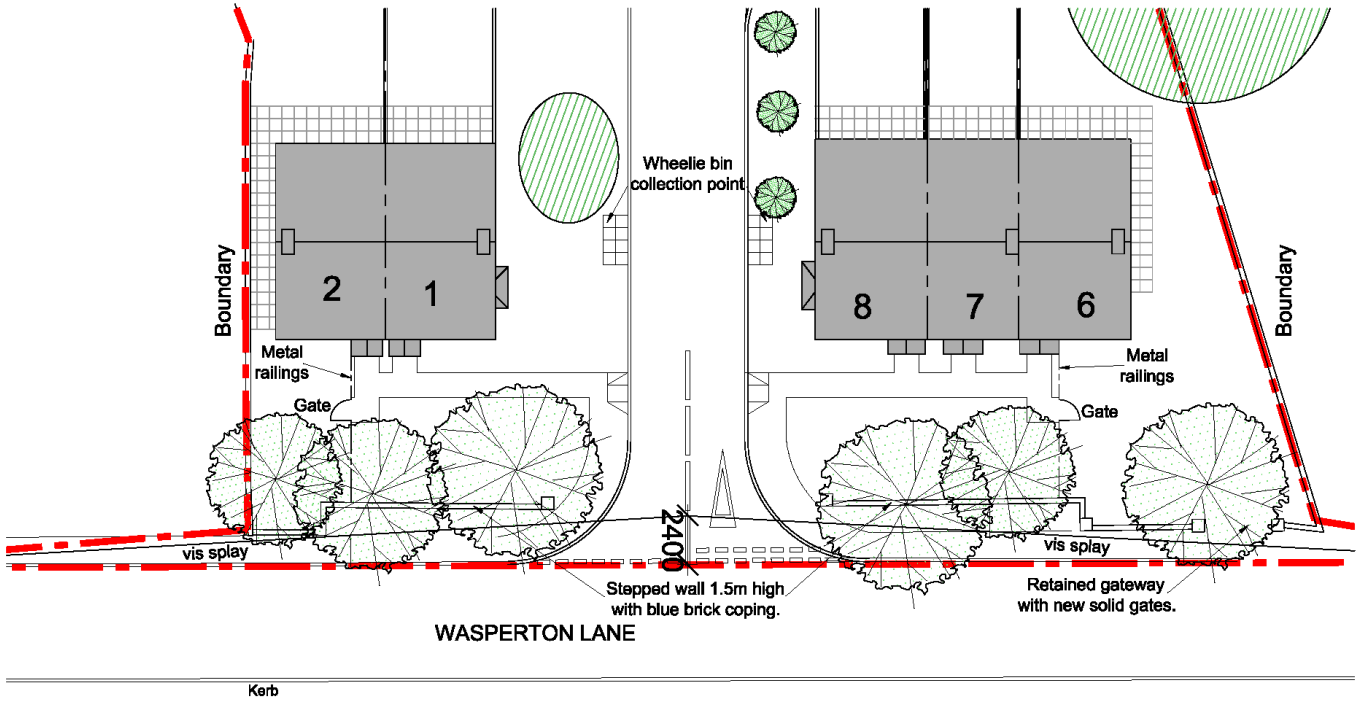
DRAWING TITLE

Units 6, 7, 8 & Car Port
Plans & Elevations

STATUS	Planning		
SCALE	1:100	SHEET SIZE A1	DRAWN RP
DATE	July 2015		CHECKED NGJ
DWG NO.	3270-14		REVISION E







REV	DESCRIPTION	DATE	DRN	CKD
D	Brick wall along Wasperton Lane extended. Railings to the front of Plots 2 & 8 extended and gates added. New tree removed. Vis splay extended. Side gates to Plots 2 & 8 removed.	19/10/15	WT	NGJ
C	Metal fencing added to the front of properties along Wasperton Lane. Wheelie bin collection point added. Wasperton Lane Elevation updated to show kerb and pavement to be 1400mm high.	13/10/15	WT	NGJ
B	Extra line to Plot 8 removed. Drawing title updated.	09/09/15	WT	NGJ
A	Revised wall 7 layout.	09/06/04	RP	NGJ

Rolfe Judd Architecture
The Old Library
32 Church Road
Warwick CV34 4AB
T 01926 496844
F 01926 496844
architecture@rolfejudd.co.uk
www.rolfejudd.co.uk

PROJECT TITLE

RESIDENTIAL DEVELOPMENT
WASPERTON LANE, BARFORD
WARWICKSHIRE

DRAWING TITLE

Street Elevation to Wasperton Lane

STATUS	Planning		
SCALE	1:100	SHEET SIZE A1	DRAWN RP
DATE	July 2015		CHECKED NGJ
DWG NO.	3270-20	REVISION	D

The scaling of this drawing cannot be assured
Revision A Amendment to garden 3-5 fence Date 23.10.15 Drn AFS Chd AC
Approximate location of historic rockery retained
1no.QuRo
Gate for the right of way to Barford House
Existing group of mature apple trees retained
1.1m high Parkland style flat bar mild steel railings painted black
1no.CaBe
1no.Se.Gi
1.1m high Parkland style flat bar mild steel railings painted black
1.1m high Parkland style flat bar mild steel railings, painted black
1no.CaBe
1no.QuRo
1no.PiNi
Extent of gardens
1.1m high Parkland style flat bar mild steel railings, painted black
Gate
New Gate mild steel black painted gate to match railings
Brick wall
1no.ACa
1.8m high Privacy Close board softwood treated timber fence
1no.PiNi
1no.QuRo
1.1m high mild steel black painted pair of gates to match railings
New Gate mild steel black painted gate to match railings
Private Gardens
Garage
Garage
Garage
1no.PCC
1no.PCC
3no.FaSy
1no.LiTu
Open Carport
Open Carport
Rear gardens to plots 2,1,8,7,6 enclosed with 1.8m high close boarded timber fence with matching single leaf gates
Existing mature Oak tree retained and protected during construction.
3no.FaSy
Existing mature Ash tree retained and protected during construction.
Open
1 to 15
Existing Flats
1.1m high Parkland style flat bar mild steel railings, painted black
Wheelie bin collection point
Proposed hardwood double leaf gates designed to represent style of original gates to match Wellesbourne Road track entrance. -See image below
Metal Fence
Kerb
Vis splays
3no.BePe
4no.BePe
Stepped wall 1.5m high with blue brick coping.
New Gate mild steel black painted gate to match railings
Proposed hardwood double leaf gates designed to represent style of original gates to match Wellesbourne Road track entrance. -See image below
WELLESBOURNE ROAD
PUBLIC ACCESS
Metal Fence
Track
Brick Wall
G0.8
G2B 0.8
MB
21
25
42
46
tage
stham
odge
Application Site Boundary
Communal garden (Amenity Turf)
Private Gardens (Amenity)
Parkland Grass area (Seeded)
Existing Trees to be Retained
Proposed Semi Mature Trees
New Historic Parkland Trees locations as per heritage statement
Existing specimen historic trees (as labeled)
New Parkland Trees for filtering /enhancement as per heritage statement.
Proposed mild steel flat bar estate gate, painted black.
Proposed mild steel flat bar estate tree guard, painted black. Installed for all parkland trees
Proposed 1.1m high mild steel flat bar metal railing painted black
PLANT SCHEDULE
TREE PLANTING
SPECIES ABBR HEIGHT TYPE/GIRTH SIZE NUMBER
RESIDENTIAL
Betula Pendula (Swiss Glory) BePe 550-650cm Semi Mature, 60-90cm (Root-Balled) 6
Fagus sylvatica (Dawyck Gold) FaSy 500-600cm Semi Mature, 60-90cm (Root-Balled) 6
Liriodendron Tulipifera (Tulip Tree) LiTu 500-600cm Semi Mature, 60-90cm (Root-Balled) 1
Pyrus Calleryana 'Chanticleer' (Ornamental Pear) PCC 500-600cm Semi Mature, 60-90m (Root-Balled) 2
PARKLAND
Acer Campestre (Field Maple) Aca 500-600cm Semi Mature, 60-90cm (Root-Balled) 1
Carpinus betulus (Hornbeam) CaBe 500-600cm Semi Mature, 60-90cm (Root-Balled) 2
Quercus Robur (English Oak) QuRo 500-600cm Semi Mature, 60-90cm (Root-Balled) 3
Pinus Nigra (Corsican Pine) PiNi 500-600cm Semi Mature, 60-90cm (Root-Balled) 2
Sequoiadendron giganteum (Redwood) SeGi 500-600cm Semi Mature, 60-90cm (Root-Balled) 1
Project
Wasperton Lane, Barford
Warwickshire
Drawing Title
Landscape Master Plan
Date 21.10.15
Scale 1:250@A1
Drawn by NO
Check by AC
Project No 24934
Drawing No RG-01
Revision A
BARTON WILLMORE
Planning • Master Planning & Urban Design
Architecture • Landscape Planning & Design • Project Services
Environmental & Sustainability Assessment • Graphic Design
bartonwillmore.co.uk
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