

Planning Committee: 27 May 2015

Item Number: **7**

Application No: [W 15 / 0297](#)

Town/Parish Council: Radford Semele

Case Officer: Liam D'Onofrio

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Registration Date: 02/03/15

Expiry Date: 01/06/15

**Land East of Radford Semele, North of, Southam Road, Radford Semele,
Leamington Spa CV31 1TP**

Reserved Matters for the approval of appearance, landscaping, layout and scale
for 60 dwellings granted under Outline Application W/14/0322 FOR BOVIS
HOMES LTD

This application has been requested to be presented to Committee by Councillor Doody.

RECOMMENDATION

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

DETAILS OF THE DEVELOPMENT

This application seeks the approval of reserved matters relating to appearance, landscaping, layout and scale, following the outline permission for the construction of up to 60 market and affordable dwellings, new vehicular access, open space and associated infrastructure granted under W/14/0322 on 6th June 2014. The site access from Southam Road into the site was approved under this permission.

The reserved matters application comprises the erection of 60 units, including five 2-bedroomed bungalows fronting Southam Road, a 1.5 storey maisonette providing two 1-bedroomed units and a mix of two-storey dwellings.

The Design and Access Statement (DAS) notes that: *'There's various architectural styles in Radford Semele that has developed over a long period that exhibits a range of architectural periods and ages such as traditional cottage style dwellings, formal Georgian dwellings through to more recent post-war development... Architectural details and materials found within the village have been incorporated in the detailed design of the development... The design proposals are a response to both the Design and Access Statement and a character assessment of the immediate area surrounding the site. In addition, WDC's emerging policy on Garden Towns, Villages and Suburbs has influenced the scheme, especially in respect of the design of homes and the streets they are arranged along'.*

THE SITE AND ITS LOCATION

The application site comprises two arable fields forming a largely rectangular plot bounded by Southam Road to the south with arable land to the north, east and south. The land is currently used as equestrian grazing land and has low field shelters/stables near the northern boundary. The western site boundary adjoins the built up edge of Radford Semele village. The rear gardens of two semi-detached houses in The Greswoldes, and the side garden of Amberwood, a detached bungalow fronting Southam Road, adjoin this western site boundary.

On the opposite side of Southam Road near the eastern site boundary lies The Grange, a large detached house. The site is within open countryside and generally flat, with a small drop from south to north. Land to the north drops steeply towards the River Leam. The site is within the wider Plateau Fringe Special Landscape Area. The eastern most part of the site lies close to a gas transmission works outside the site, and a water main crosses mid way through the site.

PLANNING HISTORY

W/14/0322 Construction of up to 60 market and affordable dwellings, new vehicular access, open space and associated infrastructure (outline application including details of access): Granted 6th June 2014

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP4 - Archaeology (Warwick District Local Plan 1996 - 2011)
- DP5 - Density (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP7 - Traffic Generation (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP9 - Pollution Control (Warwick District Local Plan 1996 - 2011)
- DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP14 - Crime Prevention (Warwick District Local Plan 1996 - 2011)
- SC1 - Securing a Greater Choice of Housing (Warwick District Local Plan 1996 - 2011)
- SC4 - Supporting Cycle and Pedestrian Facilities (Warwick District Local Plan 1996 - 2011)
- SC11 - Affordable Housing (Warwick District Local Plan 1996 - 2011)

- SC13 - Open Space and Recreation Improvements (Warwick District Local Plan 1996 - 2011)
- SC14 - Community Facilities (Warwick District Local Plan 1996 - 2011)
- RAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011)
- Garden Towns, Villages and Suburbs - A prospectus for Warwick District Council (Consultation document - May 2012)
- DAP3 - Protecting Nature Conservation and Geology (Warwick District Local Plan 1996 - 2011)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Open Space (Supplementary Planning Document - June 2009)
- Vehicle Parking Standards (Supplementary Planning Document)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Affordable Housing (Supplementary Planning Document - January 2008)
- Development Management Policy Guidance: Achieving a Mix of Market Housing on new Development Sites (Agreed by Executive - 19th June 2013)

The Emerging Local Plan

- FW1 - Development in Areas at Risk of Flooding (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS2 - Providing the Homes the District Needs (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS3 - Supporting Sustainable Communities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS6 - Level of Housing Growth (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- H0 - Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- H1 - Directing New Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- H2 - Affordable Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- H4 - Securing a Mix of Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- BE2 - Developing Strategic Housing Sites (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR1 - Access and Choice (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR2 - Traffic Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR3 - Transport Improvements (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HS1 - Healthy, Safe and Inclusive Communities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HS6 - Creating Healthy Communities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

- HS7 - Crime Prevention (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC1 - Planning for Climate Change Adaptation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC2 - Planning for Renewable Energy and Low Carbon Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

SUMMARY OF REPRESENTATIONS

Radford Semele Parish Council: No observations.

WCC Ecology: No objection.

WCC Highways: No objection.

WDC Contract Services: No objection.

Warwickshire Police: No objection.

Cllr Doody: Requests that the application be determined at Planning Committee and has provided comments regarding the protection of privacy to the adjoining occupier at 'Amberwood' and details for screen planting. Further comments received regarding potential conditions.

Public response:

There have been four objections to the proposed scheme raising the following:

- Impact upon the privacy of 'Amberwood' the adjoining property;
- Concerns regarding site drainage and the potential for an old, fragile water main to burst;
- Affordable housing is grouped together;
- Placing open space next to open countryside does not make sense.

Five comments (one a pro-forma letter of four) raising concerns relating to the principle of the scheme, not material to the consideration of this reserved matters application.

ASSESSMENT

The principle for the housing development of 60 units was established following the grant of outline planning application W/14/0322 at Planning Committee on 27th May 2014. This application also dealt with matters associated with the principle for the development, including loss of agricultural land, affordable housing, the impact upon local services and infrastructure and agreed the access point. The outline application was subject to a Section 106 legal agreement securing necessary contributions.

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

- Policy aspects;

- The impact on the Character and Appearance of the Area;
- The impact on the living conditions of nearby dwellings;
- Car Parking and Highway Safety;
- Ecological Impact/landscaping;
- Renewables;
- Health and Wellbeing.

Policy aspects

Housing mix

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

Market Housing

Bedrooms	Total	% Proposed	WDC Requirement	Difference
1-bedroom	0	0	about 7%	-7%
2-bedroom	7	20%	about 26%	-6%
3-bedroom	12	32%	about 43%	-10%
4 +bedroom	17	48%	about 24%	+24%
Total	36	100%	100%	

A significant amount of negotiation was undertaken with the applicant prior to the submission of the reserved matters application. At this stage the scheme proposed 26no. 4+ bedroom units (72%), which could not be supported.

The District Council have carried out two Strategic Housing Market Assessments (SHMAs) in recent years, one for the District (2012) and one for Coventry & Warwickshire. Both have identified future needs for market housing which is along the lines of the Housing Mix Guidance. The District has a higher than average proportion of 1 and 2 bedroom properties and 4+ bedroom properties and consistently housing assessments have identified the need for small/medium family homes. Nevertheless as part of the negotiations Officers have looked at the existing housing stock within Radford Semele, which provides: 1-bed dwellings - 2.5%; 2-bedroom dwelling - 17.6%; 3-bedroom dwellings - 53.2%; and 4 + bedroom dwellings - 26.7%. This shows within the Village a main shortage of 1 and 2 bedroom dwellings and a large proportion of 3 bedroom dwellings. The 4+ bedroom dwellings are slightly below the District average of

28%. On this basis it was requested that the number of larger dwellings be brought down to an acceptable level of no more than 50%. This would allow for some larger homes for those currently living in 3 bedroom dwellings to scale up, with the remainder being a mix of smaller bedroom dwellings. It is noted that the village has a relatively elderly population with 26.5% over 60 (compared with a 19.6% average in Warwick District) and that smaller, age friendly homes would go some way to meeting their needs, encouraging the provision of market bungalows. The applicant has taken this on-board by providing 5no. 2 bedroom bungalows.

Although the proposed market housing mix does not fully accord with the guidance document, local circumstances have been carefully considered in this case and the housing mix is therefore considered appropriate.

Affordable Housing

The proposed affordable housing mix is as follows:

Bedrooms	Total
1-bedroom	2
2-bedroom	13
3-bedroom	8
4-bedroom	1
Total	24

40% of the total housing units within the development will be affordable and the mix reflects that as requested by the Council's Housing Officer. In terms of the affordable housing layout the Housing Officer has previously approached five Housing Associations to gain their views. The general consensus is:

- A certain amount of clustering is considered appropriate and can make it easier for Housing Associations to manage the units.
- For this reason Housing Associations would not wish to see affordable housing spread throughout sites in ones and twos (pepper potted).
- Housing Associations also wish to avoid mixed tenures in apartment buildings, terraced blocks and if the development includes parking courts, it is suggested that the parking court serves only one tenure. It is also desirable to avoid shared facilities or access ways across tenures as the relationship for maintenance can become blurred.
- The scale of development is relevant, however it is agreed that avoiding a cluster of affordable housing is desirable and 20 units is considered to be an appropriate maxima.

The applicant has designed the site layout so that the larger detached units front Southam Road and the public open space to the east and affordable housing is located to inner roads of the development. A cluster of 20 affordable units would be inappropriate on this site because of its small scale, and there are only 24 affordable units in total. Nevertheless the affordable units are considered to have been spread well out within the site and no issues are raised in this regard.

The impact on the Character and Appearance of the Area

The Council's Garden Towns, Villages and Suburbs prospectus seeks to create a leafy and green character of neighbourhood. In terms of layout the prospectus does not call for regimented blocks but states that the blocks should be well-defined in perimeter. There are five well-defined development blocks within the proposed scheme, which are set within a spacious setting. Properties fronting the northern side of Southam Road are set back from the highway behind a green footway link where additional tree planting is proposed. Larger, well-spaced detached dwellings are located to the east of the site facing the balancing pond and public open space. This provides a positive transition between the development and the adjoining open countryside and creates a soft visual edge to the development when viewed by people entering the eastern side of the village on the A425.

The access road into the site terminates onto a green area with views through into the open fields beyond. Layout amendments have been made to the plot 49-50, which has been turned through 90-degrees to sit within the pattern of build development fronting the southern side of this road. This has also enabled a rear parking court to be removed and increase the opportunity for tree planting at the northwest corner of the site adjacent to the smaller balancing pond.

The Council's Supplementary Planning Guidance - Distance Separation (2003) set standards for the distance separation between the windows of habitable rooms in dwellings. In particular, the policy states that there should be 22 metres between two storey dwellings, although this standard is reduced when the distance is measured across public space or a road where there would be public activity. The distance between a side and rear elevation should be 12 metres. All necessary minimum separation distances are met or exceeded, ensuring a good standard of amenity for future occupiers. There was a shortfall between Plots 18 and 20 to the northeast corner of the site, however the design of Plot 20 has been amended so that there are no habitable windows within the rear elevation facing Plot 18. Although there are no minimum standards the front and rear gardens are considered to provide an good level of amenity space and add to the overall spacious feel of the development.

In design terms there are a mix of detached bungalows and two-storey terraced, semi-detached and detached dwellinghouses. Plot 49-50 is a 1.5-storey maisonette and not a 2.5-storey building, which was incorrectly shown on original plans and has since been corrected. All properties are considered to provide an acceptable design solution with corner properties having a dual aspect and key properties having a chimney, which is considered to be an important architectural feature. The properties will be constructed of a mix of red bricks with peat brown, rustic peat and slate grey tiles. Several properties will be rendered and several properties will have render to first floor only, colour coated Ivory.

The impact on the living conditions of nearby dwellings

The layout is considered to provide an acceptable level of amenity to the future occupiers of the development. The necessary separation distances to

surrounding properties are met and the proposed development is not therefore considered to create any significant impact upon the amenities of the occupiers of neighbouring dwellinghouses.

The closest existing property to the application site is a bungalow called Amberwood, located on the northern side of Southam Road adjacent to the western site boundary. The land levels rise from Amberwood onto the site and it is therefore appropriate that a bungalow and 1.5 storey building have been located to this western boundary. There are a number of habitable windows within the side elevation of Amberwood facing onto the application site, however the proposed buildings will sit at 90-degrees to these windows and there will therefore be no opportunity for window-to-window overlooking given these oblique angles. Separation distances are otherwise appropriate and the proposed dwellings will not breach the 45-degree sightline from the front or rear elevations of Amberwood. It is considered prudent to remove permitted development rights to restrict future insertion of dormer windows/rooflights or extensions to the adjoining bungalow, which could adversely impact upon adjoining neighbours amenity.

All other properties exceed minimum separations distances and as such the scheme is not considered to result in any significant impact upon the amenities of the occupiers of surrounding properties.

A condition was imposed at outline stage requiring a scheme detailing arrangements to protect residents of the development from excessive traffic noise entering habitable rooms and the provision of quiet garden areas shielded from road noise. These details can therefore be secured separately to the current reserved matters application.

Car Parking and Highway Safety

The site access was agreed at outline stage. The Highway Authority have raised no objection to the detailed site layout or parking provision for the proposed development.

Drainage and Flood Risk

Two balancing ponds are shown on the layout plan. The exact design and construction of the site's sustainable urban drainage was conditioned at outline stage under W/14/0322 and further design details will need to be submitted with the Local Planning Authority for agreement and discharge.

Renewable Energy

A condition was imposed upon the outline application requiring the applicant to show how 10% of the predicted energy requirement of the development will be produced on or near to the site, from renewable energy resources.

The applicant has confirmed that they intend to use a 'fabric first' approach. This provides the intelligent design and construction of homes so that they are

inherently energy efficient and reduce CO₂ emissions over the entire lifetime of each property, with little or no maintenance required.

This fabric first approach is acceptable and follows a general shift in national and local policies (within the Council's emerging local plan) away from renewable technologies. The wording of the condition imposed under the 2014 outline planning permission will need to be varied to allow a fabric first approach, however a suitable scheme can be successfully secured through this approach.

Ecological Impact/landscaping

Ecological matters were considered in detail as part of the outline application and the County Ecologist has raised no objections to the reserved matters scheme.

In terms of landscaping the County Ecologist agrees with the native species chosen for the planting.

Health and Wellbeing

The Police have raised no objection to the scheme and note that they are pleased to see that the developer has included the principles of Secured by Design in the design and layout of this site.

SUMMARY/CONCLUSION

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

CONDITIONS

- 1 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) HTPD_P501VT TYPE F - RENDER Rev A, HTPD_C3003 TYPE D 2 of 2 Rev A, HTPD_P306 TYPE C REV A, HTPD_P301VT TYPE B REV A, HTPD_2B BUNG TYPE A REV A, HTPD_C200V_S5 REV A, HTPD_S351_TYPE S3 REV A, HTPD_s241_TYPE S2 REV A, HTPS_S1 REV A, RADF-02-300 A, RADF-02-200 B, RADF-02-100 C, RADF-03-100 REV B (1 of 2), RADF-03-100 REV B (2 of 2), Radford Semele LEAP and specification contained therein, submitted on 13th May 2015 and 18th May 2014. **REASON :** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
- 2 The development shall not be occupied unless and until the car parking and manoeuvring areas indicated on the approved drawings have been provided and thereafter those areas shall be kept marked out and

available for such use at all times. **REASON:** To ensure adequate off-street car parking and servicing facilities in the interests of both highway safety and visual amenity in accordance with Policies DP1, DP2 & DP8 of the Warwick District Local Plan 1996-2011.

- 3 The landscaping scheme submitted as part of the application hereby permitted shall be completed, in all respects, not later than the first planting season following the completion of each phase of the development hereby permitted. Any trees removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees of similar size and species to those originally required to be planted. **REASON:** To protect and enhance the amenities of the area, and to satisfy the requirements of Policies DP1 and DP3 of the Warwick District Local Plan 1996-2011.
 - 4 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 windows or openings, including dormer windows (apart from any shown on the approved drawings) shall be formed in the rear roof slopes of Plots 40 and 49-50 hereby approved without the written approval of the local planning authority and if any additional windows are subsequently approved they shall only be glazed or re-glazed in accordance with such approved details 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.
 - 5 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 development shall be carried out on Plot 40, which comes within Class A of Part 1 of Schedule 2 of this Order, without the prior permission of the Local Planning Authority. **REASON:** To retain control over future development of this property in the interests of residential amenity, given its close relationship with the adjoining property Amberwood and to help meet the objectives of Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
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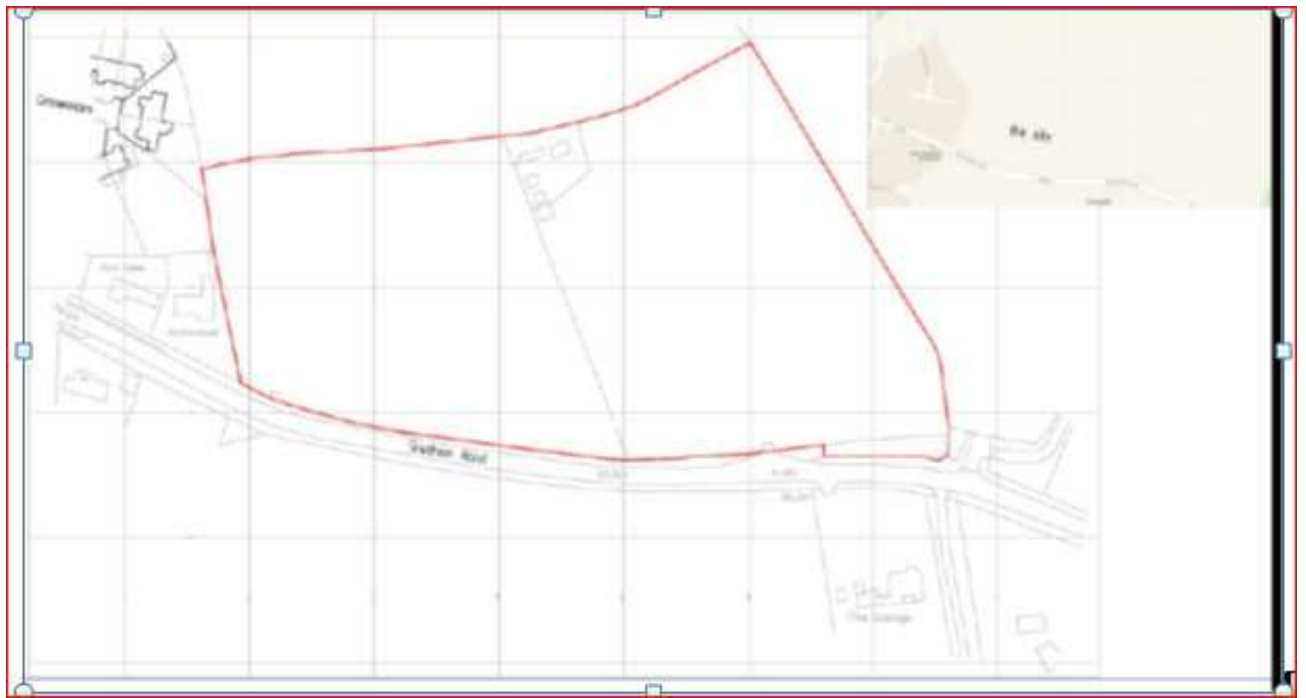






ILLUSTRATION 2: VIEW FROM SITE ENTRANCE