

Planning Committee: 11 November 2014

Item Number: 9

Application No: [W 14 / 1054](#)

Town/Parish Council: Bishops Tachbrook
Case Officer: Liam D'Onofrio

Registration Date: 14/07/14
Expiry Date: 14/11/14

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

Reserved matters application for the layout, scale and appearance of 46 dwelling houses and associated landscaping under Phase 1 of the Woodside Farm development granted under outline planning permission W/13/1207. FOR Persimmon Homes South Midlands

This application is being presented to Committee because it is considered appropriate that this particular application be determined in that manner.

RECOMMENDATION

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

DETAILS OF THE DEVELOPMENT

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

The reserved matters application provides details for Phase 1 only, which comprises 46 units located within the northwest part of the site and a strip of open space extending along the western boundary adjacent to Tachbrook Road and the southern boundary adjoining Woodside Farm. Details have been provided on house types, associated layout and areas of open space for this phase of development.

The applicant confirms that the design of the scheme has been led by the Garden Towns, Villages and Suburbs prospectus and following discussions with officers, amendments have been made to refine the layout and soften the scheme further. A Design Rational Document for the whole of the site has been prepared, which sets out the key concepts within the scheme, including tree lined boulevards, the treatment of the neighbourhood edge, feature squares and secondary residential streets. Furthermore the document also provides details on connectivity both within and surrounding the site and the approach to the provision of affordable housing and housing mix across the site.

The phase 1 scheme provides a schedule of accommodation detailing the housing

mix and location and distribution of affordable units within the phase.

The application is accompanied by a Energy Statement seeking a fabric first approach and Landscape Strategy Plan for private amenity areas to be maintained by the landowner in order to provide a long term strategy based upon both good horticultural/ arboricultural procedures and visual aesthetic and screening objectives.

THE SITE AND ITS LOCATION

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

PLANNING HISTORY

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

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

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

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

- SC4 - Supporting Cycle and Pedestrian Facilities (Warwick District Local Plan 1996 - 2011)
- SC11 - Affordable Housing (Warwick District Local Plan 1996 - 2011)
- SC13 - Open Space and Recreation Improvements (Warwick District Local Plan 1996 - 2011)
- SC14 - Community Facilities (Warwick District Local Plan 1996 - 2011)
- RAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011)
- DAP2 - Protecting the Areas of Restraint (Warwick District Local Plan 1996 - 2011)
- DAP3 - Protecting Nature Conservation and Geology (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- 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)
- FW1 - Development in Areas at Risk of Flooding (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Open Space (Supplementary Planning Document - June 2009)
- Vehicle Parking Standards (Supplementary Planning Document)
- Warwickshire Landscape Guidelines SPG
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Affordable Housing (Supplementary Planning Document - January 2008)
- Development Management Policy Guidance: Achieving a Mix of Market Housing on new Development Sites (Agreed by Executive - 19th June 2013)
- Garden Towns, Villages and Suburbs - A prospectus for Warwick District Council (Consultation document - May 2012)

SUMMARY OF REPRESENTATIONS

Bishops Tachbrook Parish Council: Following further consideration, the Parish Council's initial objection to the proposal has been withdrawn.

WDC Sustainability and Climate Change Officer: supports the approach proposed in relation to sustainability.

WCC Highways: No comments received.

WCC Ecology: No objection is raised to reserved matters scheme.

WCC Archaeology: No objection.

Severn Trent Water: No objection, subject to condition (which was applied at the outline stage).

Warwickshire Police: No objection, subject to Secure by Design principles being applied.

Environmental Health Officer: No objection to the submitted details. Requests further information on arrangements to protect future residents from traffic noise during construction.

Environment Agency: No objection.

Natural England: No objection.

Public response: There have been five objections received, however three of these relate to the principle of the development, which was established at the outline stage. The concerns raised relating to the reserved matters application are:

- Loss of privacy and light.
- Increased traffic noise and congestion.
- Impact upon flora and fauna.
- The difficulty in commenting objectively on each phase of the development.

Phase 1 does not conform to garden suburb standards in respect of the amount of green space, the affordable housing is grouped together and should be spread amongst site. Distances between houses look lower than 22 metres.

ASSESSMENT

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

- Principle;
- Design and Layout;
- The impact on the living conditions of nearby dwellings;
- Car Parking and Highway Safety;
- Ecological Impact;
- Renewables;
- Health and Wellbeing.

The Principle of the Development

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

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

Design and layout

The Garden Towns, Villages and Suburbs Approach

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

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

The main spine access is shaped to provide a soft arc and allows development to follow a linear form along its length and provides wide, tree-lined pavements and a strong rhythm to the pattern of development. The prospectus indicates that the linear layout can be less regimented for the 'neighbourhood edge' with a looser urban pattern of semi and detached houses. The scheme originally proposed that all properties fronted the northern side of the spine road, with the exception of plot 2, which was positioned at odds to the other properties, angled towards Tachbrook Road. This layout was considered to break the rhythm of the run of development and made the flank wall of plot 1 the first elevation visible on entering the development. Amendments have been made and the layout and the houses will now curve away from the spine road to front the public open space and Tachbrook Road, improving natural surveillance of this area, improving the

entrance to the development and creating a stronger linear layout.

The prospectus sets out that perimeter development blocks should be well defined. Three well defined such blocks can be distinguished within this phase and rear court parking and hard surfaces are avoided, although some residential garaging within rear garden areas is included. The front and rear gardens provide an appropriate level of amenity space and front gardens have been designed for soft landscaping with parking allocated within the gaps between properties. This avoids the need for hardstanding on frontages and makes parked cars more discreet within the streetscene, adding to the verdant, garden suburb character.

The layout of the proposed development includes significant areas of open space exhibiting a spacious character. All minimum separation distances between main dwelling houses are met or exceeded. With the exception of a minor shortfall of 0.5m between the rear elevation of plot 11 and flank wall of plot 12, which is overcome by the spacious nature of plot 11.

The proposed rear conservatories within some of the plots are not considered to affect the overall spaciousness of the proposed layout which is considered to positively meet the aims of the garden suburb prospectus ensuring a good standard of amenity for future occupiers.

In design terms, all properties are two-storey and provide a mix of semi-detached and detached designs. The properties are considered to provide an appropriate design solution with corner properties having a dual aspect. In terms of their detailing all properties fronting the spine road and those occupying corner plots have chimneys, as these are considered to provide an important architectural feature. It will be appropriate to condition material samples to ensure an appropriate finish.

A condition was imposed at Outline stage to ensure that an appropriate level of open space and recreational facilities are provided to serve the development, including informal open space, appropriate children's play facilities, outdoor sport facilities and allotment gardens. This phase provides green space at the access with the pedestrian footpath running to the northern boundary and a strip of open space extending along the western boundary adjacent to Tachbrook Road and the southern boundary adjoining Woodside Farm, where an attenuation pond is to be located. The applicant has confirmed that the larger open space facilities will be located to the south of the site adjacent to Harbury Lane to provide a softer urban edge. These facilities will be considered in the subsequent phases, however the indicative masterplan shows the general layout of the wider site at this stage.

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

Housing mix

Policy SC1 of the Warwick District Local Plan 1996-2011 requires residential development to make provision for a range of sizes and types of dwellings, and the Council has also published a supporting Policy Guidance document "Guidance on the Mix of Market Housing on New Development Sites". The housing mix in the policy guidance reflects the findings of the Strategic Housing Market Assessment (SHMA) (March 2012) in terms of the future demand for housing. The 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	7%	- 7%
2-bedroom	12	36%	26%	+ 10%
3-bedroom	15	46%	43%	+ 3%
5-bedroom	6	18%	24%	- 6%
Total	33	100	100	

This particular phase of development proposes an increased proportion of smaller 2 and 3 bedroom market houses and a lower proportion of 1 bedroom dwellings. However, in overall terms the development as a whole will achieve the required mix of house types across the development site. Within that context it is considered that the mix and distribution of housing types proposed as part of the first phase is acceptable.

Affordable Housing

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

Bedrooms	Total
1-bedroom	3
2-bedroom	10
Total	13

40% of the total housing units within the development as a whole will be affordable. The current phase provides approximately 28% affordable housing comprising the mix of dwelling sizes set out above, however the applicant has provided an indicative masterplan to demonstrate how the 40% affordable housing will be distributed across the whole development site.

The Housing Officer has confirmed that the affordable housing layout for this phase, and the indicative layout for the wider site demonstrate an acceptable approach which avoids clusters of more than 15-20 affordable units together.

The impact on the living conditions of nearby dwellings

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

The EHO has raised no objection to the construction method statement to mitigate against any nuisance that could arise during the construction activities. Further information has been requested by the EHO regarding technical details to show that the arrangements to protect future residents from traffic noise are appropriate. This information is specifically required to be submitted to and agreed in writing by the LPA through outline planning condition No.13 and can therefore be dealt with separately to this reserved matters application, however as it could affect the proposed layout it also needs to be considered at this stage. The EHO agrees in principle with the recommendations of the noise assessment for noise attenuation details.

Car Parking and Highway Safety

The Highway Authority has not advised of any objections to the proposed layout. The site access from Tachbrook Road has previously been agreed at outline stage. Each property has an appropriate level of parking in accordance with the Council's Vehicle parking Standards and bin collection points have been provided where properties are over 25 metres from the highway turning head.

Ecological Impact

The Ecologist was satisfied at outline stage that any ecological impact could be successfully mitigated through planning conditions and these were imposed upon the original outline application W/13/0776. These ecological conditions will be discharged in agreement with the Ecologist prior to the commencement of the development. No further information is therefore required at reserved matters stage.

Renewables

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

Emerging national and local planning policies advocate the application of the 'energy hierarchy'. This requires enhanced energy efficiency and reduced carbon emissions to be achieved in the following order:

- In the first instance, through reducing energy demand, for example by enhancing the building fabric specification (providing more insulation and making the building more air-tight, etc) and specifying more efficient building services (boilers, lighting, ventilation systems etc);
- Secondly - once demand for energy has been minimised as described

- above - through measures designed to supply energy efficiently, for example by connecting to a district heating system or installing combined heat and power plant; and,
- Finally – and only when reducing demand and supplying energy efficiently have been addressed – by installing renewable energy technologies.

Measures at the top of the hierarchy, such as adding more insulation and reducing air leakage, being incorporated into the building fabric, result in permanent reduction in energy use and carbon emissions, whereas renewable energy technologies have a 'shelf-life' (depends on the technology selected but is typically between 10 and 25 years). Officers consider that the scheme is the preferred option and will accord with policy aims of reducing CO2 emissions. The so called 'fit and forget' strategy has clear benefits as it requires zero maintenance and avoids the need for the installation of renewable technologies to the external elevations of properties and avoids any future questions that technologies are being used correctly for full efficiency.

The applicant has confirmed that solar panels can be installed on south facing roof planes to meet the 10% renewable energy requirement is members consider that this is necessary.

Health and Wellbeing

Proposed perimeter walls and fencing were 1.8 metres high and following Police 'Secure by Design' comments amendments have been made to add 200mm of trellis above, which cannot be easily climbed and improves security. The Police have also requested lighting serving the development complies with the British Standard. Lighting is controlled by a condition imposed at outline stage, however this was intended to ensure that lighting is designed so as not to detrimentally affect the amenities of the occupiers of nearby properties and that appropriate measures are taken in relation to protected species. A balance will therefore need to be struck to ensure that lighting of a higher intensity is only provided where it is needed.

Other Matters

In terms of the drainage strategy the Environment Agency have raised no objection to the scheme.

Officers note that concerns have been raised that the reserved matters application has been submitted in phases. However this not an unusual approach to developments of this scale and in this particular case, the applicant has provided detailed information to demonstrate how this phase has been designed in accordance with their approach to the development as a whole.

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, relevant to this particular phase of the development. The scheme therefore complies with the policies listed.

CONDITIONS

- 1 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) P-1-01 (co) Rev B, Drg No.27 Rev D, Drg No.28 Rev D, AAH5230-20 REV A, , P-06, P-07, P-09, P-13, P-13, P-13-1, P-13-2, P-13-3, P-16, AAH5230-03 REV B, AAH5230-19, AAH5230-18 REV A, AAH5230-17 REV A, AAH5230-07 REV C, AAH5230-04 REV C, AAH5230-05 REV C, AAH5230-15 REV C and specification contained therein, submitted on 11/07/14, 13/10/14, 30/10/14 and 03/11/14, except as required by condition 2. **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 be carried out only in full accordance with sample details of the facing and roofing 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.
 - 3 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.
 - 4 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.
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