

Planning Committee

Minutes of the meeting held on Tuesday 3 December 2019 in the Town Hall, Royal Leamington Spa at 6.00 pm.

Present: Councillor Boad (Chairman); Councillors Ashford, R. Dickson, Heath, Kennedy, Leigh-Hunt, Morris, and Weber.

Also Present: Principal Committee Services Officer – Mrs Dury; Legal Advisor – Mr Howarth; Head of Development Services – Mr Barber; and Site Delivery Officer – Mr Sittambalam; Principal Planning Officer – Ms Hammond-Charles; Warwickshire County Council Highways Officer – Mr Simm; Warwickshire County Council Infrastructure Officer – Ms Neale; Coventry City Council Highways Officer – Mr Hall.

The Chairman gave Members five minutes to check the information provided in the addendum which had been circulated to them via email that afternoon. It had also been published on the Council's website.

103. **Apologies and Substitutes**

An apology for absence was received from Councillor Roberts.

104. **Declarations of Interest**

There were no declarations of interest.

105. **Site Visits**

To assist with decision making, Councillors Ashford, Boad, Dickson, Heath, Leigh-Hunt, Morris, and Weber had visited the following application site on Saturday 30 November 2019.

W/18/0643 – Land at Kings Hill Lane, Stoneleigh.

106. **W/18/0643 – Land at Kings Hill Lane, Stoneleigh**

The Committee considered an outline application with access from Lioncourt Strategic Land Limited, Lioncourt Homes (Development No. 17) Limited, for a development of up to 2,500 dwellings (C3); 4,000 square metres of mixed use floor space (A1, A2, A3, A4, A5, B1, C2, D1 and D2); primary school, secondary school, open space and associated infrastructure.

The application was presented to Committee because of the number of objections received.

The officer was of the opinion that the location of development, quantum and land use would comply with National and WDLP policies. More detailed matters would be addressed at the reserved matters stage.

It was considered that matters relating to the balance of how development would come forward within Kings Hill had been suitably addressed at this stage to ensure that future development was not impeded, that the District

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Centre would be able to serve the eventual allocation and that there would be commensurate social infrastructure to service the site and wider area.

The main planning considerations in determining this application had been set out and considered above and demonstrated in accordance with Local Plan Policy. The application had also been considered against the relevant sections within the National Planning Policy Framework (NPPF) and it was considered and the proposals also complied with the NPPF.

Matters relating to Highways England would be clarified through addendum along with their recommended conditions.

A legal agreement pursuant s106 of the Town and Country Planning Act had been agreed to the following planning obligations:

Affordable Housing

- 45% Social Rent (450 units)
- 25% Affordable Rent (250 units)
- 15% Shared Ownership (150 units)
- 15% Discount Market Value (150 units)

Air Quality

- £1,128,982 – Air Quality Mitigation (or commensurate on-site provision)

Ecology

- £3,700 – Ecological Monitoring Costs

Health

- Delegated authority to agree NHS contributions to South Warwickshire and Coventry & Warwickshire NHS Trusts
- £1,710,755 and 0.501ha – CCG of land towards an on-site solution or £1,283,113 - towards and off-site expansions/improvement

Road Infrastructure Works

- £8,500,000 A46 Link Road Scheme
- Delegated authority to balance road funds to A46/A45 Festival Island
- £500,000 Dalehouse Lane/Knowle Hill
- £12,000 Extension of 40mph on Stoneleigh Road

Sustainable Transport

- £500,000 Interim bus service (St Martins Parcel)
- £500,000 Interim bus service (Stoneleigh Road Parcel)
- £4,000,000 Full bus service
- £129,000 Road safety initiatives
- £50,000 South of Coventry rail feasibility study
- £2,500 Sustainable travel info
- Delegated authority to balance sustainable transport funds for CCC/WCC

Walking/Cycling

- £450,000 Cycle access to Kenilworth
- £500,000 Cycle access to Leamington Spa
- £750,000 Cycle access to Coventry
- £50,000 Coventry bike share scheme (located at District Centre and schools)

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- £96,284 Public Rights of Way Improvements
- Delegated authority to balance walking/cycling funds for CCC/WCC

Library

- £54,720 – Library contribution

Police

- £134,090 – Police (recruitment/equipment and vehicles)
- £360,528 or 50sqm of police accommodation to Home Office standards

Education

- £2,085,285 – Early years
- £10,425,425 – Primary
- £445,395 – Primary SEN
- £3,589,789 – Secondary
- £1,008,524 – Post-16 Education
- £595,350 – Secondary/Post-16 SEN
- 8.2ha Serviced land for secondary school (valued at 7,313,533)
- 2.65ha Serviced land for primary school

Sports & Leisure

On-Site

- Changing Facilities (approx. 50sqm)
- 1 x Adult Football Pitch
- 1 x Youth Football Pitch
- 2 x Mini Soccer Pitch
- 1 x Rugby Union Pitch
- £1,078,295 Abbey Fields swimming pool
- £1,005,047 Sports hall at Kings Hill
- £161,140 Outdoor artificial sports at Kings Hill
- £773,310 Outdoor pitches at Kings Hill

The application had addressed the main considerations and would accord with relevant policy. It was therefore recommended that outline planning permission should be granted subject to the conditions set out in the report.

An addendum circulated at the meeting gave details of 11 additional letters of objection that had been received. One representation of support was received which was reflective of the supporting points set out in the Committee report. The addendum also advised of objections from Bubbenhall Parish Council.

Coventry City Council Highways Department had provided its advice on the proposals in respect of the local road network and congestions issues and ways to mitigate this. On the basis of the information submitted for assessment, Coventry City Council Highways officers did not object to the proposed development proceeding, subject to conditions set out in the addendum.

Financial contributions were proposed to ensure that options for sustainable travel were realistic and deliverable. Rather than building more capacity on the local and regional road network, there remained a more immediate

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need to encourage new residents to use public transport, walking, cycling and car share. Coventry City Council required financial contributions as follows:

- £750,000 to be secured toward cycle improvements between the site and Coventry City Centre (including Green Lane);
- £4,500,000 to be secured for bus services, including £500,000 for an interim bus service during the early stages of the development. The eventual service(s) will include the provision of public transport rapid transit; and
- Financial contributions towards mitigation of the impact of road transport on air quality.

Coventry City Council also required a residential travel plan to back up the measures outlined above. The mechanism for its delivery was yet to be agreed as was its inclusion within the potential financial obligations.

It was noted that Highways England had proposed a condition in relation to the submission of a construction environmental management plan (CEMP). Coventry City Council's name was to be added into the list of authorities which needed to be consulted because of the residential nature of the locality within the City boundary. There were also two schools adjacent to the site on Green Lane which would limit the opportunity for site-bound traffic to use this route for highway safety reasons.

The addendum advised on a response given by Highways England to the proposals. Since receiving notification of the application in May 2018, Highways England had issued a number of recommendations that the application should not be determined until the impact of the proposed development on the safe and efficient operation of the Strategic Road Network was satisfactorily assessed. This included both transport and boundary impacts, given the close proximity of the site to the A46 Trunk Road.

Discussions had been ongoing with regards to the impact of traffic at the A46 Stoneleigh Junction. It was noted that this junction experienced congestion during the peak hours, and therefore Highways England would not accept any significant additional traffic at this junction until such time its capacity was improved. Warwickshire County Council (WCC) had secured planning permission to improve capacity at the junction through the construction of a grade separated roundabout (known as the WCC Full Roundabout Scheme). It was accepted by Highways England that this WCC Full Roundabout Scheme provided sufficient capacity for the full development. Construction had not yet commenced, but was expected to start in Spring 2020.

The addendum advised of some amendments to planning obligations in respect of highway contributions as follows:

- £750,000 to be secured toward cycle improvements between the site and City Centre (including Green Lane) as opposed to solely along the Green Lane/A45 corridor.

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- The funds toward the full bus service payable toward CCC would now be toward public transport services to allow for alternative public transport options in future.
- The contribution to the A46 Link Road would be able to be spent on sustainable transport improvements to facilitate modal shift in the event that the scheme did not come forward.

Additional conditions were proposed to be included should permission be granted in respect of:

- An interim transport assessment to be submitted.
- An interim development restriction for Phase 1A (N) compliance.
- Details of Electrical Charge Points to be submitted.
- Development restriction for Phase 1A (S) (Compliance).
- Development Restriction for Phase 1A (N) (Compliance).
- Safeguarded Transport Route Details to be submitted.
- Residential Travel Plan to be submitted.
- Scheme of Highway Improvements to be Submitted.

There were also amendments to conditions 2, 39 and 53.

Finally, the addendum advised of an amendment to the report on page 30 as follows:

Sustainable Transport

- ~~£50,000 South of Coventry rail feasibility study~~
- £500,000 Interim bus service (St Martins Parcel)
- £500,000 Interim bus service (Stoneleigh Road Parcel)
- £4,000,000 Full bus service
- £129,000 Road safety initiatives
- £96.284 Public Rights of Way Improvements
- £50,000 South of Coventry rail feasibility study
- £2,500 Sustainable travel info

The following people addressed the Committee:

- Councillor Davies, representing Finham Parish Council, which objected to the proposals;
- Councillor K Dickson, speaking on behalf of Kenilworth Town Council, which had objected to the proposals;
- Councillor Sawdon, representing the objections of his constituents in Wainbody Ward, Coventry City Council; and
- Mr Davies, representing the applicant.

Members were advised by Planning Officers that the only proper basis on which they could refuse the outline application was if a material consideration did not comply with the Local Plan.

Members asked questions to be confident that all was being done to mitigate the impact of the proposals. Amongst the subject matters covered in these questions were:

- testing undertaken on traffic flow and volumes to ensure that the traffic volumes would not be too great. Highways England had

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ensured that rigorous testing be undertaken and a financial contribution would form part of the s106 contribution for improvements to traffic flow black spots;

- measures to be undertaken to mitigate flooding risks with condition 57 specifically set to address these;
- assurances that highway improvements would have been carried out before more than 700 houses were built. The Council had the option to delay or refuse reserved matters applications that exceeded the 700 houses if the highway improvements had not been implemented, plus more than 700 houses without having met the highways improvements commitments could be subject to enforcement;
- timescales when financial contributions would be paid;
- the blend of affordable housing and the need to take into account not just WDC's policy, but also Coventry City Council's policy;
- that requesting a detailed plan for the railway station could not form one of the conditions of planning consent because this was unreasonable and not within the Developer's gift. £50,000 had been set as a financial contribution to develop a feasibility study;
- primary and secondary school provision and the implications of the staged approach to building as the numbers of pupils increased. It was noted that the school provision would grow as the years progressed but to fulfil the need of secondary schooling to start with, temporary arrangements might be necessary at Finham Park and Kenilworth schools; and
- arrangements on sustainable transport options. It was also noted that Coventry City Council had plans to provide a rapid transit system from Kings Hill to the City Centre, although this rapid transit system was outside the remit of this application.

Following consideration of the report, presentation, information contained in the addendum and the representations made at the meeting, it was proposed by Councillor Heath and seconded by Councillor Ashford that the application should be granted. An additional clause was added to condition 11 dealing with the consideration and evaluation of a site wide District heating scheme.

The Committee therefore

Resolved that W/18/0643 be **granted** in accordance with the report and addendum subject to conditions and a legal agreement pursuant to s106 of the Town & Country Planning Act 1990 (as amended) to secure obligations as summarised below:

Obligations:

Affordable Housing

- 450 units - Social Rent
- 250 units - Affordable Rent
- 150 units - Shared Ownership
- 150 units - Discount Market Value

Environment

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- £1,128,982 – Air Quality Mitigation (or commensurate on-site provision)
- £3700 – Ecological Monitoring Costs

Services

- £1,710,755 and 0.501ha –towards an on-site health centre or £1,283,113 – for off-site expansions/improvements
- £360,528 or 50sqm of police accommodation
- £134,090 – Police
- Delegated authority to agree NHS contributions to South Warwickshire and Coventry & Warwickshire NHS Trusts

Highways

- £9,012,000 - Road Infrastructure Works
- £5,050,000 - Sustainable Transport
- £1,750,000 - Walking/Cycling
- £750,000 to be secured toward cycle improvements between the site and City Centre (including Green Lane) as opposed to solely along the Green Lane/A45 corridor
- The funds toward the full bus service payable toward Coventry City Council will now be toward public transport services to allow for alternative public transport options in future
- The contribution to the A46 Link Road would be able to be spent on sustainable transport improvements to facilitate modal shift in the event that the scheme does not come forward

Education

- £18,149,768 – Full range education
- 8.2ha Serviced land for secondary school (valued at 7,313,533)
- 2.65ha Serviced land for primary school
- £54,720 – Library contribution

Sports & Leisure

- On-Site pitches
- Changing Facilities (approx. 50sqm)
- £3,017,792 – Sports Facilities
- £90,000 - Monitoring Fee

Authority is delegated to the Head of Development Services in consultation with the Chair of Planning Committee to finalise the terms of the Section 106 agreement. This may include agreeing minor variations or clarification of the sums tested, but any significant variations will be subject to further consideration by planning committee.

Should a satisfactory Section 106 Agreement not have been completed by 3 March 2020, authority is

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delegated to the Head of Development Services to refuse planning permission on the grounds that the proposal makes inadequate provision in respect of the issues the subject of that agreement.

In the event that Coventry City application FUL/2018/0842 be refused, Officers have delegated authority to impose the following condition if at the time of issuing planning permission, an approved planning permission for the access has not been issued:

Development Restriction (St. Martins Road/Green Lane)

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

Reason: *In the interests of comprehensive development and highway safety in accordance with Policies DS15 and TR1 respectively of the Warwick District Local Plan 2011-2029.*

Conditions:

(1) Reserved Matters to be Submitted

Details of the:

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

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

Reason: To comply with Article 4(1) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended);

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(2) Approved Plans

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

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

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

(3) Time Limit for Reserved Matters

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

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

(4) Time to Commence Development

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

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

In the event that the Coventry City Council application is not approved:

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

Notwithstanding details contained within the approved documents, no submission of Reserved Matters within the area denoted under 'PHASE 1A (N)' of drawing number L.0384_39 shall commence until such time that full planning permission has been issued for

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the access arrangements that would provide a connection from the site to the road network within the Coventry City Council's administrative boundary.

Reason: In the interests of comprehensive development and highway safety in accordance with Policies DS15 and TR1 respectively of the Warwick District Local Plan 2011-2029;

Comprehensive Masterplanning

(5) Site-Wide Framework Plan (Pre-Commencement)

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

- a) An overall plan of development parcels;
- b) Site-wide phasing plan; and
- c) Infrastructure delivery strategy

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

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

(6) Future Order of Applications (Compliance)

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

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

The phases shall be read in accordance with drawing L.0384_30 Rev D – Figure 2.7
Indicative EIA Phasing Plan

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

(7) Remove Permitted Changes of Use (Compliance)

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

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

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

(8) Schedule of District Centre Floor space to be Submitted

Notwithstanding details contained within the approved documents, prior to occupation of the 1000th dwelling or marketing of the site for the District Centre (whichever is sooner), details to include:

- a) A schedule of the proposed land uses;
- b) Details of management/ownership; and
- c) Program of delivery

Shall be submitted to and approved in writing by the Local Planning Authority. The approved schedule shall be implemented unless otherwise agreed in writing by the Local Planning Authority.

Where single units that include retail, meeting places, tourism, cultural and sports development in excess of 500sqm of gross floor space, an impact test shall be submitted.

Reason: To manage the impact of District Centre uses on the wider area in accordance with Policies CT1 and TC2 of the Warwick District Local Plan (2011-2029);

PLANNING COMMITTEE MINUTES (Continued)

(9) Schedule of Community Centre Accommodation & Management to be Submitted

Notwithstanding details contained within the approved documents, prior to occupation of the 1000th dwelling or marketing of the site for the Community Centre (whichever is sooner), details to include:

- a) A schedule of accommodation;
- b) Details of management/ownership; and
- c) Program of delivery

Shall be submitted to and approved in writing by the Local Planning Authority. The approved schedule shall be implemented unless otherwise agreed in writing by the Local Planning Authority and transferred to the relevant ownership/management body.

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

(10) Details of Community Recreation Area to be Submitted

Notwithstanding details contained within the approved documents, prior to occupation of the 1000th dwelling or opening of the Secondary School (whichever is sooner), details of the Community Recreation Area to include:

- a) Details of the on-site pitches;
- b) Changing room space;
- c) Parking provision
- d) How proposals will de-carbonise major development;
- e) Community use information;
- f) Future management arrangements; and
- g) Program of delivery

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

Reason: To ensure that recreation facilities are delivered in a comprehensive manner in

accordance with Policy DS15 of the Warwick District Local Plan (2011-2029);

Design

(11) Site Wide Masterplan to be Submitted (Pre-Commencement)

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

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

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

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future applications unless otherwise agreed in writing by the Local Planning Authority.

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

(12) Site Wide Design Code to be Submitted **(Pre-Commencement)**

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

- a) Hierarchy of streets/routes/sections (including the extent of adoptable highways and associated areas);
- b) Development blocks including built form and massing and relationship with adjoining development areas/blocks including areas of transition between development parcels (including the relationship between built form and adjoining open space);
- c) Building types;
- d) Building heights;
- e) The means to accommodate the parking of vehicles and cycles;
- f) Sustainable Urban Drainage features;
- g) Key spaces, open spaces and green features;
- h) Architectural language and detailing;
- i) A scheme of strategic landscaping (including site sections, site visuals, site levels, structural landscaping and hedgerow retention)
- j) Design principles for street tree planting and other structural planting landscaping areas;
- k) Design principles on hard and soft landscaping treatments (including surfacing materials for all public realm) and proposals for their long-term management;

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- l) Design principles on waste disposal and recycling;
- m) Design principles on the colour and texture of external materials and facing finishes for roofing and walls of buildings and structures;
- n) Design principles for street lighting and any other lighting to public space (including parking areas);
- o) The principles shall include a regulating plan on an ordnance survey base at a scale no greater than 1:1250;
- p) A mechanism for periodic review and refinement if necessary, of the approved Design Code

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

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

(13) Landscaping Standards (Compliance)

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

- a) Carried out in accordance with the approved details in the first planting and seeding seasons following the first occupation;
- b) Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of the same size and species as that originally planted;
- c) All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 - Transplanting Root-balled Trees and BS4428 - Code of

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Practice for General Landscape Operations.

Reason: To ensure a satisfactory standard of appearance of the development and to protect and enhance the amenities of the area, in accordance with Policies BE1 and NE4 of the Warwick District Local Plan 2011-2029;

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

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

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

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

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

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

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

(15) Details of Water Consumption to be Submitted

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

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

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

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

(16) Details of Energy Hierarchy to be Submitted

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

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

To include:

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

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

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

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

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

(17) Sustainability Statement to be Submitted

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

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

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

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

(18) Scheme of Open Space to be Submitted

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

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consent, a scheme of open space for that reserved matters consent to include details of:

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

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

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

Historic Environment

(19) Details of Archaeological Evaluation to be Submitted

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

- a) a programme of archaeological evaluation shall be undertaken in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the local planning authority. A report detailing the results of this fieldwork is to be submitted to the Local Planning Authority prior to, or concurrently with, the Reserved Matters submission;
- b) An Archaeological Mitigation Strategy document shall be submitted to the Local Planning Authority. This should detail a strategy to mitigate the archaeological impact of the proposed development. Dependent upon the results of the trial trenching, this may include further archaeological fieldwork and/or the preservation in situ of any archaeological deposits of national importance.

PLANNING COMMITTEE MINUTES (Continued)

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

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

(20) Details of the SAM Landscape Management to be Submitted

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

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

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

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

Amenity

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

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

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

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

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

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

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

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

Shall be submitted to and approved in writing by the Local Planning Authority. The

PLANNING COMMITTEE MINUTES (Continued)

development shall thereafter be carried out in strict accordance with the approved details.

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

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

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

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

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

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

Natural Environment

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

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

- a) A site investigation has been designed for the site using the information obtained from the desk-top study and any diagrammatical representations (conceptual model). This should be submitted to and approved in writing by the planning authority prior to that investigation being carried out. The

PLANNING COMMITTEE MINUTES (Continued)

investigation must be comprehensive enough to enable:

- A risk assessment to be undertaken relating to human health
 - A risk assessment to be undertaken relating to groundwater and surface waters associated on and off site that may be affected
 - An appropriate gas risk assessment to be undertaken
 - Refinement of the conceptual model
 - The development of a method statement detailing the remediation requirements
- b) The site investigation has been undertaken in accordance with details approved by the planning authority and a risk assessment has been undertaken;
- c) A method statement detailing the remediation requirements, including measures to minimise the impact on ground and surface waters using the information obtained from the site investigation, has been submitted to the planning authority. The method statement shall include details of how the remediation works will be validated upon completion; and
- d) Program of delivery (if applicable)

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

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

(25) Contamination not Previously Discovered (Compliance)

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

- a) No further development shall take place within that area of Reserved Matters Consent (unless otherwise agreed in writing with the planning authority for an addendum to the method statement);

PLANNING COMMITTEE MINUTES (Continued)

- b) This addendum to the method statement must detail how this contamination shall be dealt with; and
- c) Program of delivery (if applicable)

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

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

(26) Verification of Remediation to be Submitted

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

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

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

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

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

Notwithstanding details contained within the approved documents, prior to commencement of development under any Reserved Matters

PLANNING COMMITTEE MINUTES (Continued)

Consent, a Construction Method Statement to include:

- a) Any temporary measures required to manage traffic during construction;
- b) Plans and details of haul roads within the site and for the turning and unloading and loading of vehicles within the site during construction;
- c) Dust management and suppression measures – level of mitigation determined using IAQM guidance;
- d) Wheel washing;
- e) Noise assessment and mitigation method statements for the construction activities; in accordance with provisions of BS 5228:2009 Code of practice for noise and vibration control on construction and open sites – Part 1 and 2;
- f) Concrete crusher if required or alternative procedure;
- g) Delivery times and site working hours;
- h) Site lighting;
- i) Access and protection arrangements around the site for pedestrians, cyclists and other road users;
- j) Restrictions on burning and details of all temporary contractors' buildings;
- k) Plant and storage of materials associated with the development process;
- l) External safety and information signing notices;
- m) Complaints procedures, including complaints response procedures and dedicated points of contact; and
- n) Best practicable means shall be employed at all times to control noise and dust on the site including:
 - Work which is likely to give rise to noise nuisance be restricted to the following hours: Mon-Fri 7.30 am - 5 pm, Sat 7.30 am - 1pm. No working Sundays or Bank Holidays.
 - Delivery vehicles should not be allowed to arrive on site before 8 am or after 4.30 pm Mon – Fri, 8 am - 1 pm Sat and not on Sundays or Bank Holidays.

PLANNING COMMITTEE MINUTES (Continued)

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

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

Landscaping and Open Space

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

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

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

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

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

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

PLANNING COMMITTEE MINUTES (Continued)

(29) Strategic Landscaping Scheme to be Submitted (Pre-Commencement)

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

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

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

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

Ecology

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

Notwithstanding details contained within the approved documents, prior to commencement of development under each reserved matters consent a combined ecological and landscaping scheme to include details of:

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

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

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

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

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

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

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

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

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

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

- a) A barrier, such as a wire fence, which should be erected before works start.

PLANNING COMMITTEE MINUTES (Continued)

This fenced area should include a buffer zone of at least 50 metres between the development and the boundary of the local wildlife site. It is important NOT to allow access, or storage of materials within this buffer zone, otherwise soil compaction is likely to occur, with subsequent damage to the ground flora;

- b) Mitigation measures in the event of damage; and
- c) Program of delivery.

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

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

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

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

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

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

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

- Narrow spectrum lighting should be used to avoid the blue-white wavelengths

PLANNING COMMITTEE MINUTES (Continued)

- Lighting should be directed away from vegetated areas.
- Lighting should be shielded to avoid spillage onto vegetated areas.
- The brightness of lights should be as low as legally possible.
- Lighting should be timed to provide some dark periods.
- Connections to areas important for foraging should contain unlit stretches.

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

(34) Bat Survey to be Submitted (Pre-Commencement)

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

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

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

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

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

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

PLANNING COMMITTEE MINUTES (Continued)

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

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

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

(36) Scheme of Protection for Finham Brook to be Submitted (Pre-Commencement)

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

- a) plans showing the extent and layout of the buffer zone;
- b) details of any proposed planting scheme (for example, native species);
- c) details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term including adequate financial provision and named body responsible for management plus

PLANNING COMMITTEE MINUTES (Continued)

- production of detailed management plan;
- d) details of any proposed footpaths, fencing, lighting; and
- e) Program of delivery.

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

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

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

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

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

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

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

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

PLANNING COMMITTEE MINUTES (Continued)

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

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

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

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

Highways

(39) Construction Management Plan to be Submitted (Pre-Commencement)

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

- a) Construction Phasing Plan;
- b) Details and measures to prevent mud, debris and obstacles on the highway network;
- c) HGV Routing Plan, with no construction traffic heading west along Stoneleigh Road past Woodfield Primary school, nor travel north west past Finham Primary School in the interests of highway safety;
- d) Identify the location of the site compound, deliveries and serving area, HGV holding area, and car parking provision for contractors within the development site;
- e) Strategic HGV Routing Plan evidence considering construction traffic impact at

PLANNING COMMITTEE MINUTES (Continued)

- the A46 Stoneleigh junction appropriate to conditions at the time; and
- f) A Communication Strategy with the Local Community with a point of contact for residents to raise matters with.

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

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

(40) Highway Restrictions During Construction (Compliance)

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

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

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

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

PLANNING COMMITTEE MINUTES (Continued)

(41) Details of Protected Walking & Cycling Routes to be Submitted

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

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

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

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

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

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

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

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

PLANNING COMMITTEE MINUTES (Continued)

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

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

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

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

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

Reason: In the interests of highway safety in accordance;

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

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

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

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

PLANNING COMMITTEE MINUTES (Continued)

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

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

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

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

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

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

(46) Details of Spine Road to be Submitted

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

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

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

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

(47) Development Restriction for Spine Road Completion (Compliance)

Notwithstanding details contained within the approved documents, no more than 700 of the dwellings hereby permitted shall be occupied across the development site until the Spine Road detailed within the condition titled 'Details of Spine Road to be Submitted' has been implemented in accordance with the approved details as evidenced by the issuing of a Certificate of Substantial Completion by the relevant Highway Authority.

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

(48) Development Restriction for Any Dwelling Occupation (Compliance)

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

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

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

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

(49) Development Restriction for Operation of Stoneleigh Junction (Compliance)

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

PLANNING COMMITTEE MINUTES (Continued)

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

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

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

(50) Mitigation at the B4115/Birmingham Road/Stoneleigh Road to be Submitted

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

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

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

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

(51) Mitigation at the B4113 St Martins Road / B4115 Priority Junction to be Submitted

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

- a) A scheme at the B4113 St Martins Road / B4115 priority junction;

PLANNING COMMITTEE MINUTES (Continued)

b) Program of delivery

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

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

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

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

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

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

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

(53) Non-Residential Travel Plan to be Submitted

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

- d) Measures to reduce single occupancy car trips to/from the site;
- e) Encourage modal shift; and
- f) Program of delivery.

PLANNING COMMITTEE MINUTES (Continued)

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

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

Railway

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

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

- a) Details of a suitable trespass proof steel palisade fence of a minimum height of 1.8m adjacent to the boundary with the railway/railway land. The fence including foundations must be wholly constructed and maintained within the applicant's land ownership footprint;
- b) Measures to ensure that their proposal, both during construction and as a permanent arrangement, does not affect the safety, operation or integrity of the existing operational railway / Network Rail land;
- c) Drainage management to ensure that drainage does not increase Network Rail's liability, or cause flooding pollution or soil slippage, vegetation or boundary issues on railway land;
- d) Details of all excavation and earthworks within 10m of the railway boundary to determine if the works impact upon the support zone of Network Rail land and infrastructure as well as determining relative levels in relation to the railway;
- e) Details of proximity of future development to the railway boundary. Less than 2m from the railway boundary to the edge of structures could result in construction and future maintenance works being undertaken on Network Rail land;

PLANNING COMMITTEE MINUTES (Continued)

- f) Proposals for the site should take into account the recommendations of, 'BS 5837:2012 Trees in Relation to Design, Demolition and Construction', which needs to be applied to prevent long term damage to the health of trees on Network Rail land so that they do not become a risk to members of the public in the future.

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

Reason: To protect railway assets in accordance with the National Planning Policy Framework;

Water Management

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

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

- a) Site-wide surface water drainage strategy/accordance with approved site-wide strategy;
- b) Provide provision of surface water attenuation storage in accordance with 'Science Report SC030219 Rainfall Management for Developments';
- c) Demonstrate that the surface water drainage system(s) are designed in accordance with 'The SuDS Manual', CIRIA Report C753;
- d) Demonstrate detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system, and outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year

PLANNING COMMITTEE MINUTES (Continued)

- and 1 in 100 year plus climate change return periods;
- e) Provide evidence to show an agreement from Severn Trent Water to connect to the existing surface water network;
- f) Provide plans and details showing the allowance for exceedance flow and overland flow routing, overland flow routing should look to reduce the impact of an exceedance event;
- g) Program of delivery

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

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

(56) Foul Drainage Scheme (Pre-Commencement)

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

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

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

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

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

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

PLANNING COMMITTEE MINUTES (Continued)

approved, details of sustainable drainage design in line with the SuDs manual CIRIA C753 and ES Addendum Appendix 1.3
Groundwater monitoring to include:

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

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

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

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

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

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

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

PLANNING COMMITTEE MINUTES (Continued)

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

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

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

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

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

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

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

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

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

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

Reason: To ensure there is no deterioration in water quality from sediment run-off during

PLANNING COMMITTEE MINUTES (Continued)

construction in accordance with Policy FW2 of the Warwick District Local Plan 2011-2029;

(61) Surface Water Maintenance Strategy to be Submitted

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

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

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

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

(62) Details of Water Supplies and Fire Hydrants to be Submitted

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

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

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

Reason: In the interests of Public Safety from fire, and the protection of Emergency Fire Fighters;

(63) Works in Accordance with Flood Risk Assessment (Compliance)

PLANNING COMMITTEE MINUTES (Continued)

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

- a) Limits to the discharge rate generated by all rainfall events up to and including the 100 year plus 40% (allowance for climate change) critical rain storm to 411l/s for the entire site. Individual parcel discharge rates should be derived accordingly;
- b) Finished floor levels are set no lower than 150mm above existing ground level; and
- c) Surface water is to be provided via a minimum of two trains of treatment using the proposed above ground drainage features within the drainage design

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

Additional Conditions stipulated in the Addendum:

Highways

(64) Interim Transport Assessment to be Submitted

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

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

Shall be submitted to and approved in writing by the Local Planning Authority. The mitigation scheme (if applicable) shall thereafter be carried out in accordance with the approved

PLANNING COMMITTEE MINUTES (Continued)

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

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

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

(65) Interim Development Restriction for Phase 1A (N) (Compliance)

Notwithstanding details contained within the approved documents, dwellings within the area denoted under 'PHASE 1A (N)' (St. Martins Road Access) of drawing number L.0384_39, no more than 200 dwellings shall be occupied until a secondary emergency access / bus gate onto Green Lane has become operational unless otherwise agreed in writing by the Local Planning Authority.

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

(66) Details of Electrical Charge Points to be Submitted

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

Specification and location of charge points;

- a) Measures to safeguard to future installation of charge points; and
- b) Program of delivery.

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

Reason: In the interests of decarbonising private transportation in accordance with Policy CC1 of the Warwick District Local Plan 2011-2029.

PLANNING COMMITTEE MINUTES (Continued)

(67) Development Restriction for Phase 1A (S) (Compliance)

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

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

(68) Development Restriction for Phase 1A (N) (Compliance)

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

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

(69) Safeguarded Transport Route Details to be Submitted

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

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

PLANNING COMMITTEE MINUTES (Continued)

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

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

(70) Residential Travel Plan to be Submitted

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

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

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

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

(71) Scheme of Highway Improvements to be Submitted

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

- a) a programme defining trigger points for the implementation and completion of highway schemes at A46 Stoneleigh Junction and A45/A46 Stivichall Interchange;

PLANNING COMMITTEE MINUTES (Continued)

- b) Assessment of the improvement scheme Stivichall Interchange associated with the Whitley South development (Drawing Reference: 15-0752 0100-101 Rev E);
- c) Scheme of highway improvements including further schemes identified for the Stivichall Interchange; and
- d) Program of delivery

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

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

(The meeting ended at 7.43pm)

CHAIRMAN
8 January 2020